

## Executive Summary Report

### Characteristics-Based Market Adjustment for 2007 Assessment Roll

**Area Name / Number:** East Auburn-SE Kent / Area 58

**Previous Physical Inspection:** 2006

**Improved Sales:**

Number of Sales: 553

Range of Sale Dates: 1/2004 - 12/2006

<b>Sales – Improved Valuation Change Summary</b>						
	<b>Land</b>	<b>Imps</b>	<b>Total</b>	<b>Sale Price</b>	<b>Ratio</b>	<b>COV*</b>
<b>2006 Value</b>	\$122,800	\$229,600	\$352,400	\$397,200	88.7%	12.73%
<b>2007 Value</b>	\$130,900	\$260,000	\$390,900	\$397,200	98.4%	12.66%
<b>Change</b>	+\$8,100	+\$30,400	+\$38,500		+9.7%	-0.07%
<b>% Change</b>	+6.6%	+13.2%	+10.9%		+10.9%	-0.55%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.07% and -0.55% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

**Population - Improved Parcel Summary:**

	<b>Land</b>	<b>Imps</b>	<b>Total</b>
<b>2006 Value</b>	\$127,600	\$220,000	\$347,600
<b>2007 Value</b>	\$136,000	\$250,600	\$386,600
<b>Percent Change</b>	+6.6%	+13.9%	+11.2%

Number of one to three unit residences in the Population: 4342

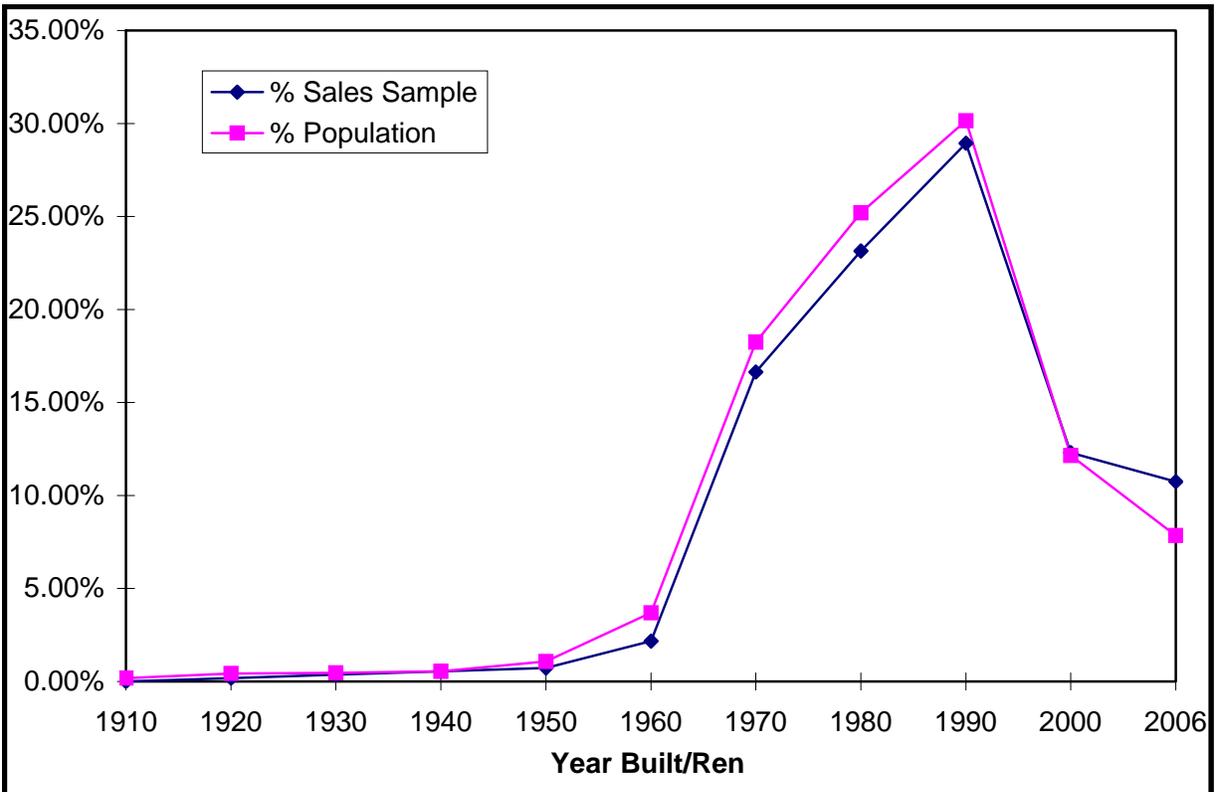
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a characteristic-based variable is needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels in Kentlake Highlands Division 1, (Major 383205) were at a higher average ratio (assessed value/sale price) in comparison to the rest of the population. Therefore this plat will be adjusted less in comparison to the rest of the population. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2007 assessment roll.

### Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.18%
1930	2	0.36%
1940	3	0.54%
1950	4	0.72%
1960	12	2.17%
1970	92	16.64%
1980	128	23.15%
1990	160	28.93%
2000	68	12.30%
2006	83	10.75%
	553	

Population		
Year Built/Ren	Frequency	% Population
1910	8	0.18%
1920	19	0.44%
1930	20	0.46%
1940	24	0.55%
1950	47	1.08%
1960	160	3.68%
1970	792	18.24%
1980	1094	25.20%
1990	1309	30.15%
2000	528	12.16%
2006	341	7.85%
	4342	

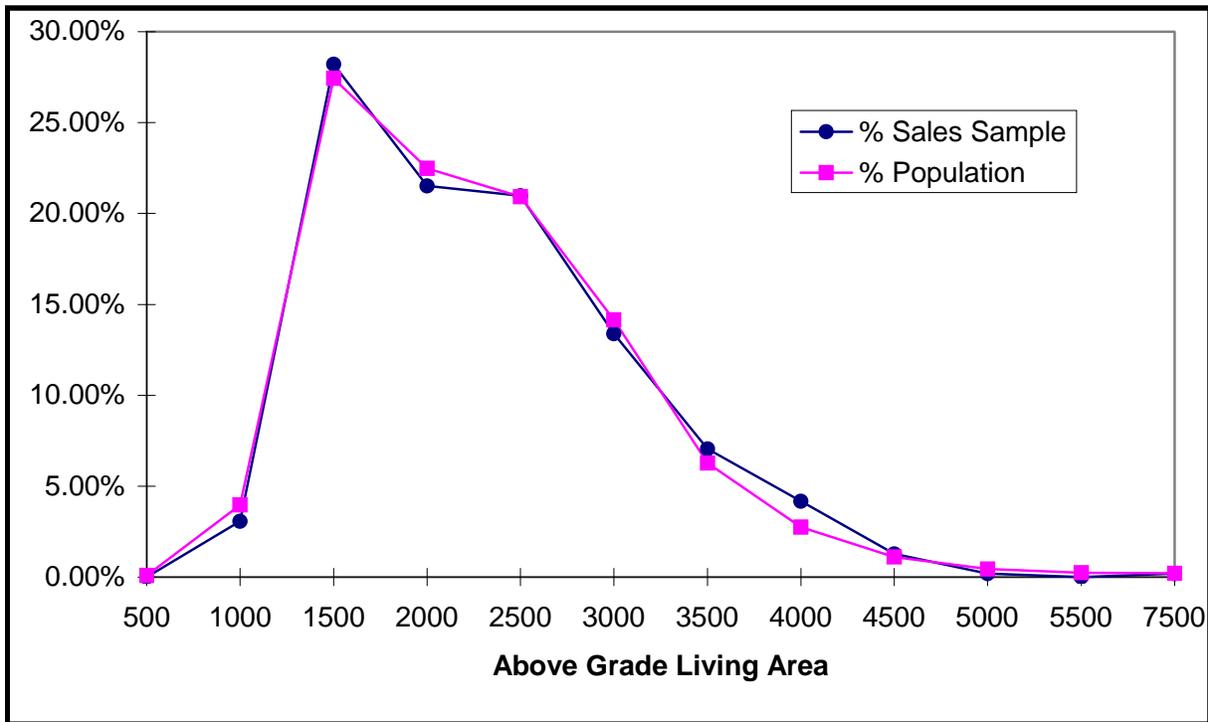


Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	17	3.07%
1500	156	28.21%
2000	119	21.52%
2500	116	20.98%
3000	74	13.38%
3500	39	7.05%
4000	23	4.16%
4500	7	1.27%
5000	1	0.18%
5500	0	0.00%
7500	1	0.18%
	553	

Population		
AGLA	Frequency	% Population
500	4	0.09%
1000	172	3.96%
1500	1191	27.43%
2000	976	22.48%
2500	908	20.91%
3000	614	14.14%
3500	272	6.26%
4000	119	2.74%
4500	48	1.11%
5000	19	0.44%
5500	10	0.23%
8000	9	0.21%
	4342	

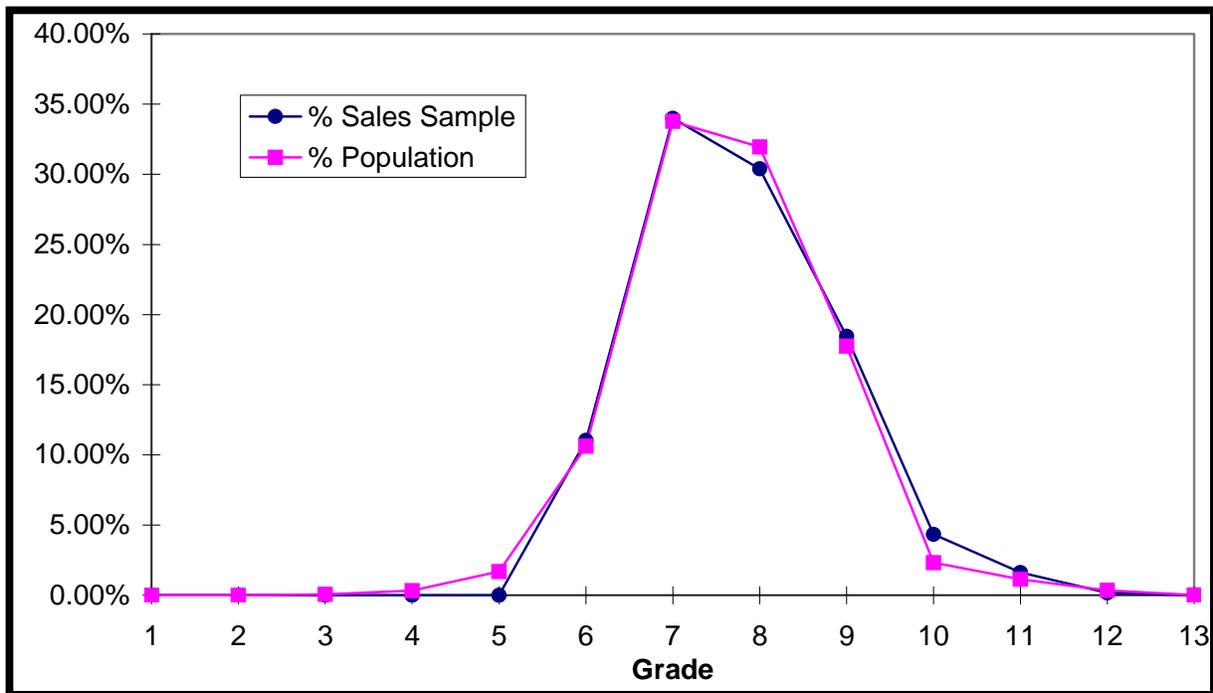


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

### Sales Sample Representation of Population - Grade

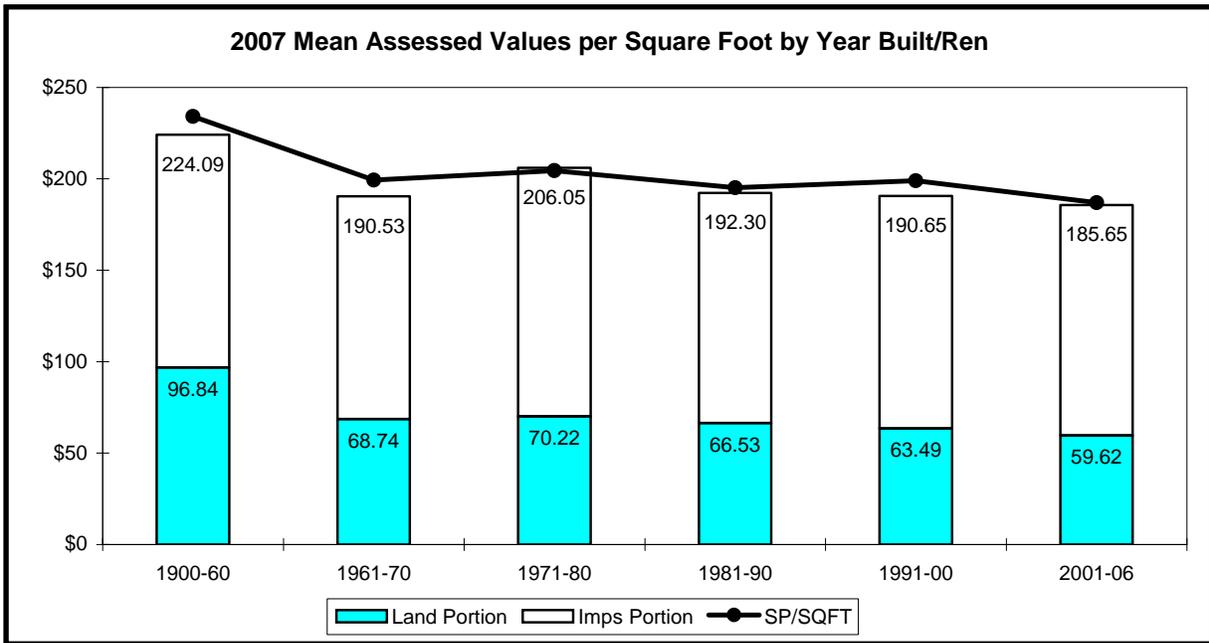
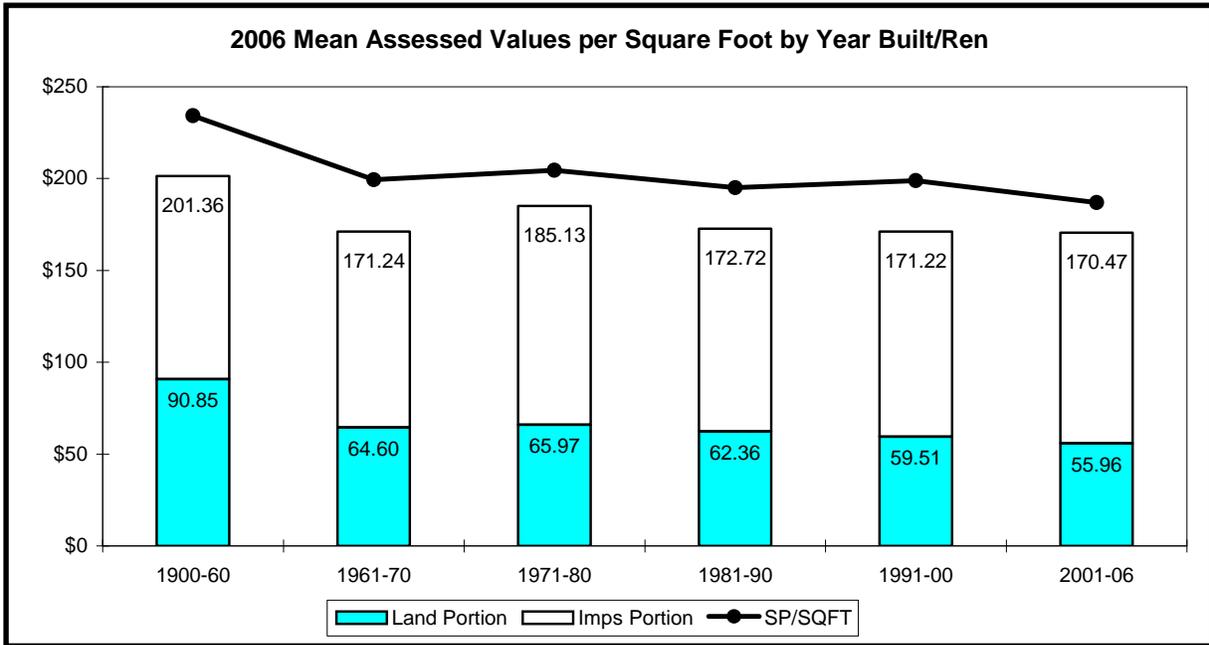
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	61	11.03%
7	188	34.00%
8	168	30.38%
9	102	18.44%
10	24	4.34%
11	9	1.63%
12	1	0.18%
13	0	0.00%
	553	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	3	0.07%
4	14	0.32%
5	73	1.68%
6	461	10.62%
7	1466	33.76%
8	1387	31.94%
9	771	17.76%
10	101	2.33%
11	50	1.15%
12	15	0.35%
13	1	0.02%
	4342	



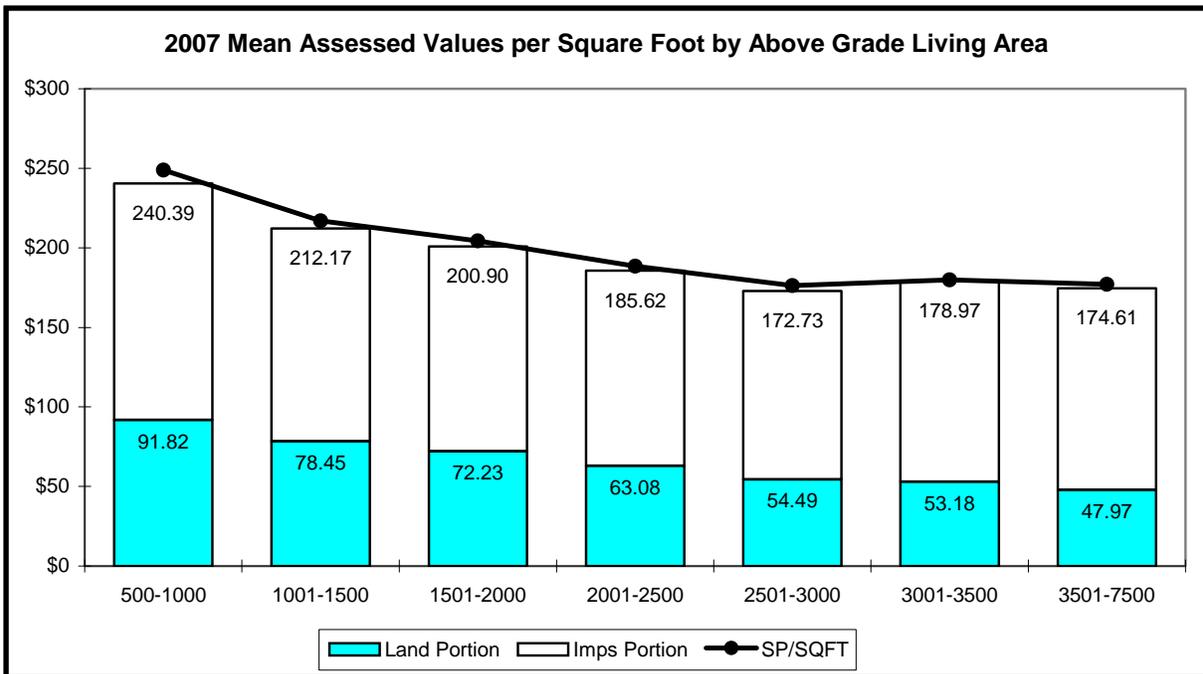
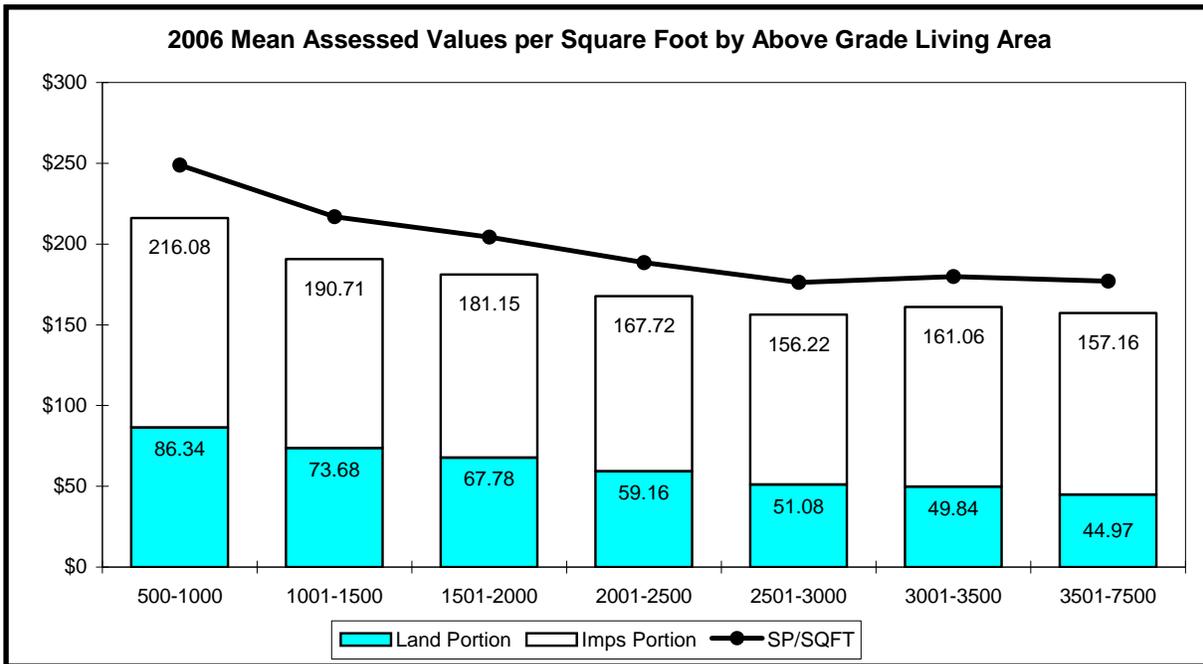
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2006 and 2007 Per Square Foot Values  
By Year Built / Renovated**



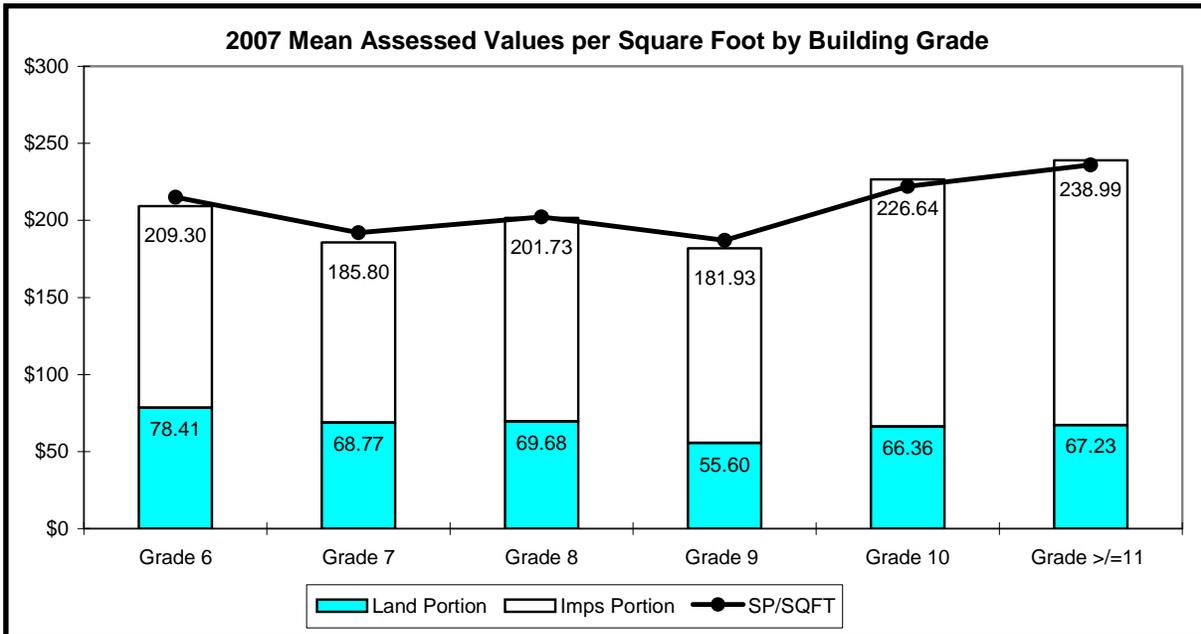
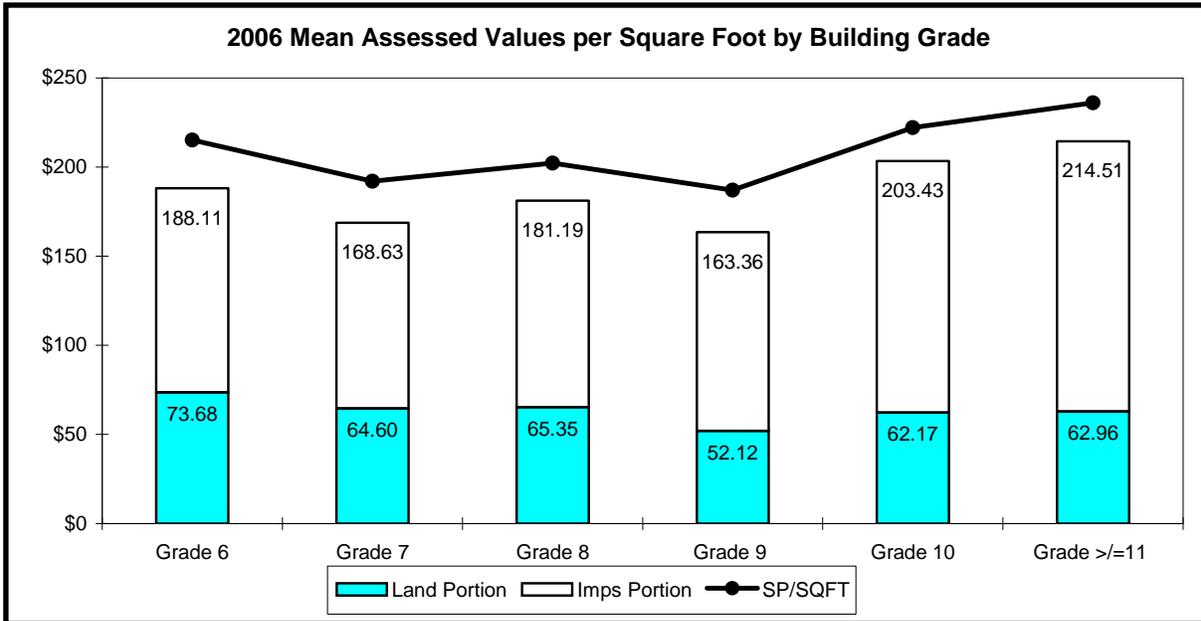
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

### Comparison of 2006 and 2007 Per Square Foot Values By Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

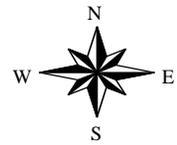
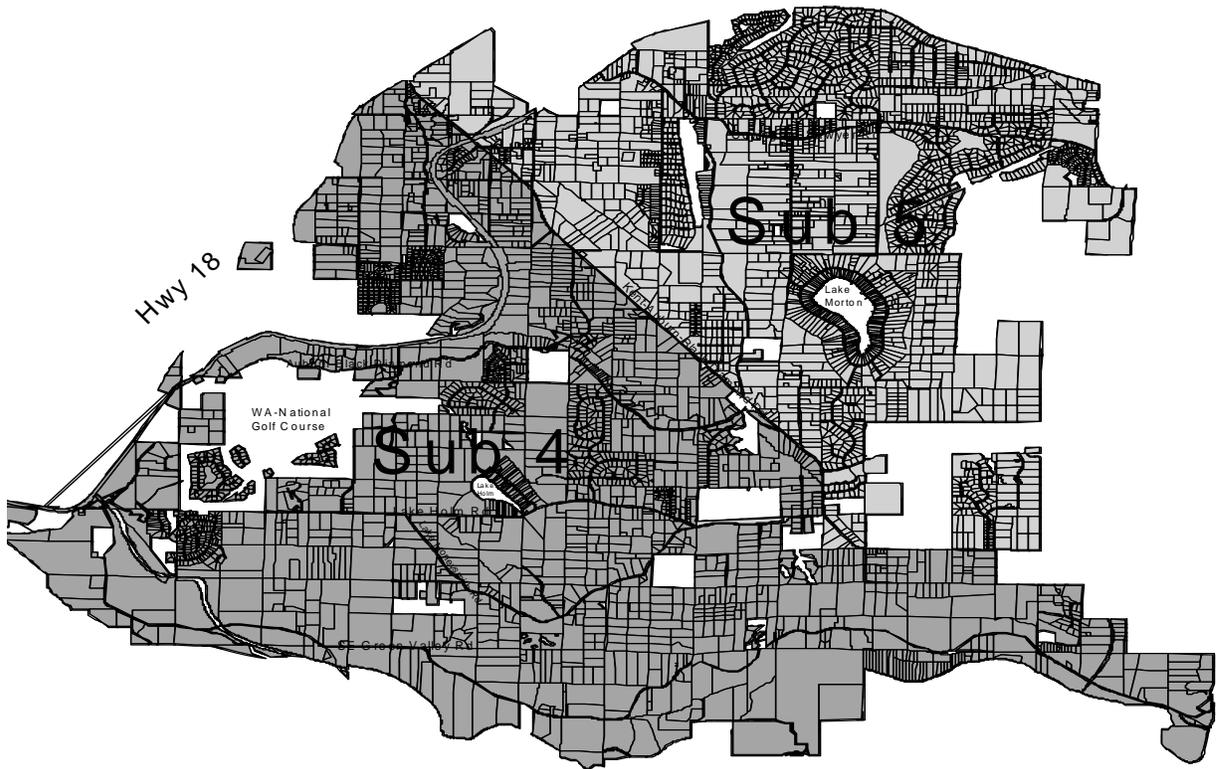
## Comparison of 2006 and 2007 Per Square Foot Values By Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Area Map

**AREA 58**



# Annual Update Process

## ***Data Utilized***

Available sales closed from 1/1/2004 through 12/31/2006 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database. Additional studies were performed January 25, 2007 to test the resultant assessment level using later 2006 sales. There were 12 additional usable sales. The weighted mean ratio dropped from .984 to .982 for one to three unit residences. These changes are not significant.

## ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2006
6. Existing residences where the data for 2006 is significantly different than the data for 2007 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

## ***Land update***

Based on the 117 usable land sales available in the area, and their 2006 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 6.6% increase in land assessments in the area for the 2007 Assessment Year. The formula is:

$$2007 \text{ Land Value} = 2006 \text{ Land Value} \times 1.07, \text{ with the result rounded down to the next } \$1,000.$$

## ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 553 usable residential sales in the area. The chosen adjustment model was developed using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### **Improved Parcel Update (continued)**

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels in Kentlake Highlands Division 1, (Major 383205) were at a higher average ratio (assessed value/sale price) in comparison to the rest of the population. Therefore this plat will be adjusted less in comparison to the rest of the population. The formula adjusts for these differences thus improving equalization.

The derived adjustment formula is:

$$2007 \text{ Total Value} = 2006 \text{ Total Value} / .8970529 + 6.495463E-02 * \text{Plat}383205$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2007 \text{ Improvements Value} = 2007 \text{ Total Value} \text{ minus } 2007 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- \*If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value (Previous Total Value \* 1.109). New improvement value equals new total value minus new land value.
  - \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2007 Land Value + (Previous Improvement Value \* 1.132)).
  - \*If vacant parcels (no improvement value) only the land adjustment applies.
  - \*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
  - \*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
  - \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
  - \*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
  - \*Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

### **Mobile Home Update**

Based on 45 usable mobile home sales available for analysis in the area, it was determined that the mobile home parcels will be valued using the improvement % change indicated by the sales sample. The resulting total value is calculated as follows:

$$2007 \text{ Total Value} = \text{New Land} + \text{Previous Improvement Value} * 1.1320, \text{ with results rounded down to the next } \$1,000$$

### **Model Validation**

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 58 Annual Update Model Adjustments

**2007 Total Value = 2006 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

**Overall (if no other adjustments apply)**

11.48%

<b>Major 383205</b>	<b>Yes</b>
<b>Kentlake Highlands</b>	
<b>Division 1</b>	
% Adjustment	-7.53%

**Comments**

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a parcel with plat major number of 383205, would *approximately* receive a 3.95% upward adjustment (11.48% -7.53%).

Generally parcels with plat major number 383205 were at a higher assessment level than the average. This model corrects for these strata differences.

98% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

### Area 58 Summary of Neighborhood Plat Variable

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
383205	Kent Lake Highlands- Div 1	35	75	46%	SW 4-21-06	5	7	2005 thru 2006	SE 296 <sup>th</sup> St/ SE 300 <sup>th</sup> St.

## Area 58 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is **98.4%**.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
6	61	0.871	0.969	11.2%	0.935	1.004
7	188	0.885	0.972	9.7%	0.954	0.989
8	168	0.894	0.995	11.4%	0.976	1.014
9	102	0.872	0.971	11.4%	0.946	0.997
10	24	0.918	1.023	11.4%	0.975	1.071
>=11	10	0.911	1.015	11.4%	0.943	1.087
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1900-1960	22	0.859	0.956	11.3%	0.894	1.017
1961-1970	92	0.863	0.960	11.3%	0.933	0.987
1971-1980	128	0.910	1.013	11.3%	0.991	1.035
1981-1990	160	0.882	0.982	11.3%	0.962	1.003
1991-2000	68	0.862	0.960	11.3%	0.928	0.991
2001-2006	83	0.912	0.997	9.3%	0.975	1.018
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Average	370	0.887	0.983	10.8%	0.970	0.996
Good	148	0.890	0.990	11.3%	0.969	1.011
Very Good	35	0.882	0.982	11.3%	0.942	1.021
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	293	0.879	0.979	11.3%	0.965	0.994
1.5	28	0.851	0.948	11.4%	0.896	1.000
2	232	0.900	0.994	10.5%	0.978	1.010

## Area 58 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is **98.4%**.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
0500-1000	17	0.866	0.963	11.2%	0.900	1.026
1001-1500	156	0.880	0.979	11.3%	0.959	0.999
1501-2000	119	0.888	0.985	10.9%	0.962	1.008
2001-2500	116	0.891	0.986	10.7%	0.963	1.008
2501-3000	74	0.885	0.979	10.6%	0.949	1.008
3001-3500	39	0.896	0.996	11.1%	0.953	1.039
3501-7500	32	0.890	0.989	11.1%	0.942	1.037
View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	525	0.890	0.987	10.9%	0.976	0.997
Y	28	0.856	0.954	11.4%	0.909	0.999
Wft Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	544	0.888	0.985	10.9%	0.975	0.996
Y	9	0.844	0.940	11.4%	0.852	1.028
Sub	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
4	220	0.882	0.982	11.3%	0.965	1.000
5	333	0.891	0.986	10.6%	0.972	0.999

## Area 58 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is **98.4%**.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

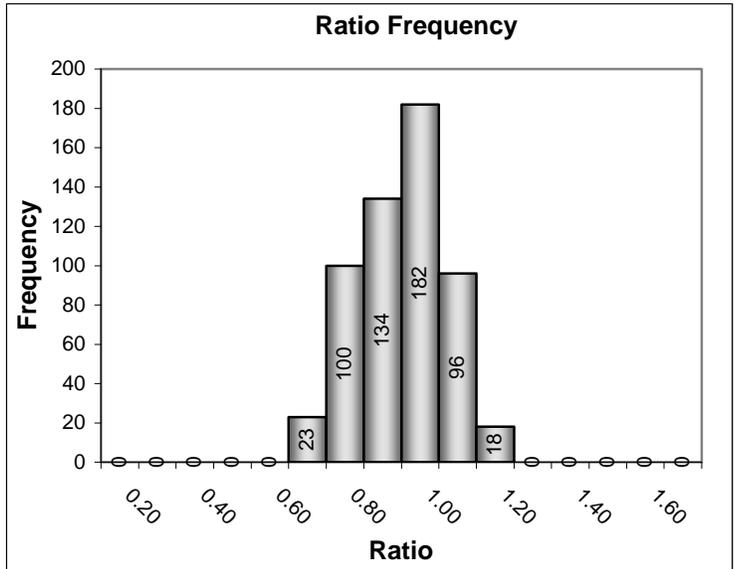
Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
03000-08000	36	0.955	0.993	3.9%	0.972	1.014
08001-12000	84	0.882	0.980	11.2%	0.954	1.007
12001-16000	52	0.892	0.993	11.3%	0.957	1.029
16001-20000	20	0.922	1.026	11.3%	0.971	1.082
20001-30000	67	0.901	1.003	11.4%	0.971	1.035
30001-43559	146	0.882	0.982	11.3%	0.961	1.003
1AC-3AC	99	0.871	0.970	11.3%	0.942	0.997
3.01-10AC	49	0.870	0.969	11.4%	0.928	1.010
Plat 383205	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	518	0.883	0.983	11.3%	0.972	0.995
Y	35	0.962	0.998	3.8%	0.983	1.013

# Annual Update Ratio Study Report (Before)

## 2006 Assessments

<b>District/Team:</b> District V / Team - 3	<b>Lien Date:</b> 01/01/2006	<b>Date of Report:</b> 12/14/2006	<b>Sales Dates:</b> 1/2004 - 12/2006
<b>Area</b> East Auburn/ SE Kent	<b>Appr ID:</b> MTIA	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No

<b>SAMPLE STATISTICS</b>	
Sample size (n)	553
Mean Assessed Value	352,400
Mean Sales Price	397,200
Standard Deviation AV	133,839
Standard Deviation SP	158,106
<b>ASSESSMENT LEVEL</b>	
Arithmetic Mean Ratio	0.901
Median Ratio	0.909
Weighted Mean Ratio	0.887
<b>UNIFORMITY</b>	
Lowest ratio	0.607
Highest ratio:	1.148
Coefficient of Dispersion	10.48%
Standard Deviation	0.115
Coefficient of Variation	12.73%
Price Related Differential (PRD)	1.016
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.896
Upper limit	0.926
<b>95% Confidence: Mean</b>	
Lower limit	0.892
Upper limit	0.911
<b>SAMPLE SIZE EVALUATION</b>	
N (population size)	4342
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.115
Recommended minimum:	21
Actual sample size:	553
Conclusion:	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	259
# ratios above mean:	294
z:	1.488
Conclusion:	Normal*
*i.e. no evidence of non-normality	



**COMMENTS:**

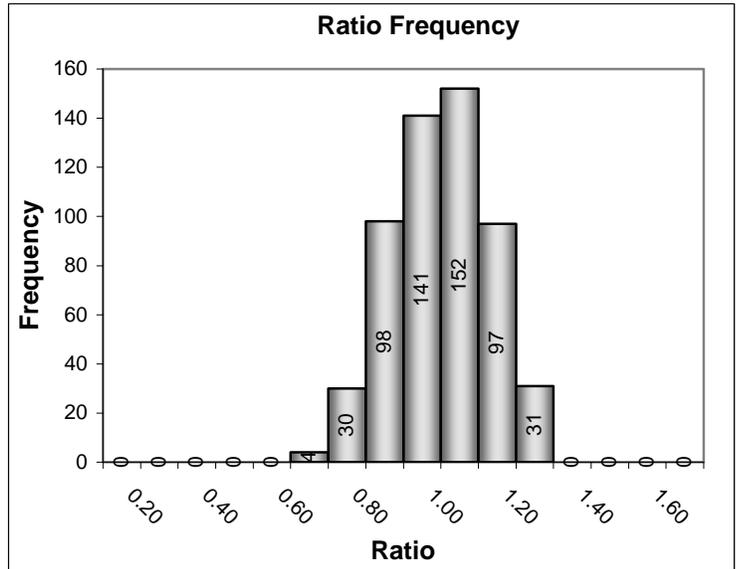
1 to 3 Unit Residences throughout area 58

# Annual Update Ratio Study Report (After)

## 2007 Assessments

<b>District/Team:</b> District V / Team - 3	<b>Lien Date:</b> 01/01/2007	<b>Date of Report:</b> 12/14/2006	<b>Sales Dates:</b> 1/2004 - 12/2006
<b>Area</b> East Auburn/ SE Kent	<b>Appr ID:</b> MTIA	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No

<b>SAMPLE STATISTICS</b>	
Sample size (n)	553
Mean Assessed Value	390,900
Mean Sales Price	397,200
Standard Deviation AV	149,815
Standard Deviation SP	158,106
<b>ASSESSMENT LEVEL</b>	
Arithmetic Mean Ratio	0.999
Median Ratio	1.004
Weighted Mean Ratio	0.984
<b>UNIFORMITY</b>	
Lowest ratio	0.676
Highest ratio:	1.279
Coefficient of Dispersion	10.37%
Standard Deviation	0.126
Coefficient of Variation	12.66%
Price Related Differential (PRD)	1.015
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.985
Upper limit	1.014
<b>95% Confidence: Mean</b>	
Lower limit	0.988
Upper limit	1.009
<b>SAMPLE SIZE EVALUATION</b>	
N (population size)	4342
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.126
Recommended minimum:	26
Actual sample size:	553
Conclusion:	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	268
# ratios above mean:	285
z:	0.723
Conclusion:	Normal*
*i.e. no evidence of non-normality	



### COMMENTS:

1 to 3 Unit Residences throughout area 58

Both assessment level and uniformity have been improved by application of the recommended values.

## ***Glossary for Improved Sales***

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

**Improved Sales Used in this Annual Update Analysis  
Area 58  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
4	022105	9155	04/05	\$270,000	600	400	5	1983	4	115434	Y	N	28918 152ND AVE SE
4	431270	0140	10/04	\$171,000	820	0	6	1970	4	9600	N	N	17712 SE 332ND ST
4	192106	9019	10/04	\$167,500	850	0	6	1926	4	14840	N	N	18736 SE GREEN VALLEY RD
4	397763	0010	05/05	\$229,000	860	510	6	1976	4	12600	N	N	31615 161ST AVE SE
4	397763	0280	01/05	\$204,950	860	830	6	1976	4	9750	N	N	31711 161ST PL SE
4	202106	9038	06/06	\$250,000	960	0	6	1970	4	30056	N	N	34026 196TH AVE SE
4	122105	9033	06/06	\$381,400	980	650	6	1997	3	102366	N	N	30605 168TH AVE SE
4	660041	0450	05/05	\$221,420	990	0	6	1975	4	9900	N	N	31110 151ST AVE SE
4	660041	0450	08/06	\$215,000	990	0	6	1975	4	9900	N	N	31110 151ST AVE SE
4	179600	0202	03/06	\$257,000	1000	0	6	1960	4	43061	N	N	33207 190TH AVE SE
4	202106	9037	01/06	\$299,950	1000	0	6	1962	4	54014	N	N	19701 SE AUBURN-BLACK DIAMOND RD
4	397763	0310	05/06	\$234,900	1010	0	6	1975	4	10160	N	N	16122 SE 318TH PL
4	397763	0520	09/05	\$204,000	1010	0	6	1975	3	9750	N	N	31908 162ND AVE SE
4	431270	0330	03/06	\$253,950	1010	0	6	1970	5	11880	N	N	33225 177TH PL SE
4	122105	9124	11/04	\$182,000	1020	0	6	1971	4	15357	N	N	30825 168TH AVE SE
4	397763	0580	09/05	\$239,900	1030	0	6	1994	3	10266	N	N	16211 SE 318TH ST
4	397763	0040	08/04	\$191,000	1120	0	6	1975	3	11242	N	N	31721 160TH PL SE
4	221290	0100	12/04	\$167,000	1150	0	6	1969	3	9720	N	N	30427 153RD AVE SE
4	431270	0210	05/04	\$185,000	1150	0	6	1970	4	9600	N	N	17604 SE 332ND PL
4	431260	0080	06/05	\$225,000	1200	0	6	1976	5	10370	N	N	33316 179TH AVE SE
4	397763	0600	08/06	\$250,000	1210	0	6	1994	3	10290	N	N	31720 161ST PL SE
4	221290	0280	12/05	\$240,000	1240	940	6	1969	4	13952	N	N	30616 152ND AVE SE
4	397763	0055	05/05	\$226,000	1250	0	6	1975	3	11470	N	N	31729 160TH PL SE
4	122105	9072	05/04	\$197,500	1290	0	6	1915	4	27600	N	N	30428 168TH AVE SE
4	397763	0020	06/04	\$184,950	1290	0	6	1975	3	10500	N	N	31707 160TH PL SE
4	660041	0460	10/05	\$227,500	1330	0	6	1977	3	10500	N	N	31102 151ST AVE SE
4	132105	9012	09/05	\$336,000	1340	0	6	1973	3	224334	N	N	17122 SE LAKE HOLM RD
4	397763	0340	01/06	\$218,000	1340	0	6	1975	4	9750	N	N	16101 SE 318TH PL
4	660041	0170	10/06	\$258,000	1340	0	6	1978	4	15600	N	N	31118 149TH AVE SE
4	122105	9140	02/04	\$284,950	1440	0	6	1998	3	72745	N	N	31003 168TH WAY SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 58**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
4	431270	0380	10/06	\$272,500	1440	0	6	1969	4	12863	N	N	33331 177TH PL SE
4	032105	9037	01/04	\$335,000	1460	0	6	1940	4	108900	N	N	30245 148TH AVE SE
4	660041	0260	06/06	\$262,500	1520	0	6	1970	4	10500	N	N	31003 150TH AVE SE
4	202106	9008	03/05	\$580,000	1540	0	6	1939	5	641203	N	N	20231 SE AUBURN-BLACK DIAMOND RD
4	122105	9159	08/06	\$575,000	1750	0	6	1997	3	167912	N	N	31012 172ND AVE SE
4	202106	9039	11/05	\$396,000	1900	0	6	1947	4	207781	N	N	33920 196TH AVE SE
4	122105	9028	04/06	\$485,000	1962	0	6	1934	5	215622	N	N	31021 172ND AVE SE
4	923770	0010	02/06	\$439,950	2095	0	6	1959	5	47916	N	N	28630 153RD PL SE
4	132105	9029	07/06	\$382,500	2520	0	6	1954	2	198198	N	N	17630 SE AUBURN-BLACK DIAMOND RD
4	115600	0200	10/06	\$248,000	890	400	7	1974	3	23862	N	N	29410 157TH AVE SE
4	352205	9062	12/05	\$357,000	1080	700	7	1962	4	44480	N	N	28605 152ND AVE SE
4	179600	0100	03/06	\$325,900	1140	0	7	1962	4	48773	N	N	33015 192ND AVE SE
4	660040	0040	03/06	\$248,900	1160	0	7	1968	5	9750	N	N	14901 SE 308TH ST
4	660040	0050	06/06	\$210,000	1160	0	7	1968	3	9750	N	N	14909 SE 308TH ST
4	660040	0250	06/06	\$256,500	1170	0	7	1969	3	9460	N	N	30812 148TH AVE SE
4	660040	0250	12/04	\$197,500	1170	0	7	1969	3	9460	N	N	30812 148TH AVE SE
4	221290	0460	06/05	\$203,000	1170	0	7	1969	4	9280	N	N	30659 155TH PL SE
4	221290	0670	06/06	\$270,000	1170	0	7	1969	4	9636	N	N	15342 SE 307TH ST
4	221290	1090	03/05	\$191,500	1170	0	7	1969	4	10240	N	N	30604 155TH PL SE
4	221290	1150	07/06	\$283,250	1170	0	7	1969	4	13452	N	N	15511 SE 304TH PL
4	660041	0050	08/04	\$189,450	1170	0	7	1970	4	9750	N	N	31026 148TH AVE SE
4	923770	0110	07/06	\$270,000	1170	0	7	1984	3	11745	N	N	28631 153RD PL SE
4	221290	1150	02/06	\$180,000	1170	0	7	1969	4	13452	N	N	15511 SE 304TH PL
4	115600	0060	11/04	\$185,500	1190	0	7	1967	4	12786	N	N	29212 157TH AVE SE
4	660040	0490	09/05	\$224,500	1190	0	7	1968	3	11645	N	N	30929 151ST AVE SE
4	660040	0630	04/06	\$234,000	1200	0	7	1968	5	9548	N	N	30913 152ND AVE SE
4	112105	9088	12/05	\$231,000	1210	370	7	1988	3	19546	N	N	16228 SE 318TH ST
4	796845	0220	06/05	\$315,000	1210	220	7	1987	3	36641	N	N	16239 SE 322ND ST
4	202106	9044	07/06	\$390,000	1220	0	7	1964	4	99316	Y	N	19650 SE 344TH ST
4	221290	0110	06/06	\$231,950	1230	0	7	1969	3	9720	N	N	30435 153RD AVE SE
4	221290	0130	10/05	\$213,500	1230	0	7	1969	4	9720	N	N	30601 153RD AVE SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 58**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
4	221290	0340	07/06	\$237,000	1230	0	7	1968	2	9800	N	N	15337 SE 306TH ST
4	221290	0770	03/04	\$175,000	1230	0	7	1969	3	9450	N	N	30412 153RD AVE SE
4	221290	1000	08/05	\$238,000	1230	0	7	1969	5	9000	N	N	30465 154TH PL SE
4	221290	1020	05/06	\$266,950	1230	0	7	1969	4	9216	N	N	30660 155TH PL SE
4	221290	1110	10/04	\$187,200	1230	0	7	1969	4	11004	N	N	30426 155TH PL SE
4	660041	0070	11/05	\$235,000	1230	0	7	1970	3	9750	N	N	31010 148TH AVE SE
4	957800	0120	09/04	\$252,500	1240	600	7	1975	5	15550	N	N	16922 SE AUBURN-BLACK DIAMOND RD
4	242105	9053	05/06	\$397,000	1270	1270	7	1968	3	43560	N	N	17841 SE LAKE MONEYSMITH RD
4	796846	0180	06/04	\$277,500	1290	590	7	1990	3	35100	N	N	15731 SE 323RD ST
4	341060	0320	05/04	\$203,400	1310	0	7	1982	3	16908	N	N	33330 E LAKE HOLM DR SE
4	221290	0220	03/06	\$255,000	1320	0	7	1969	4	10080	N	N	30724 152ND AVE SE
4	242105	9107	04/04	\$280,000	1320	0	7	1980	3	89900	N	N	17641 SE LAKE MONEYSMITH RD
4	796846	0010	03/06	\$256,900	1330	0	7	1989	3	35240	N	N	15920 SE 322ND ST
4	796846	0060	10/06	\$202,175	1330	0	7	1990	3	40015	N	N	32201 157TH AVE SE
4	796846	0120	10/05	\$257,000	1330	0	7	1989	3	43995	N	N	32231 157TH AVE SE
4	796846	0140	04/05	\$270,000	1330	0	7	1990	4	46276	N	N	32251 157TH AVE SE
4	796846	0270	06/05	\$235,000	1330	0	7	1989	3	35060	N	N	32236 159TH AVE SE
4	221290	1230	07/05	\$239,950	1360	0	7	1969	5	11610	N	N	15404 SE 304TH PL
4	796845	0010	08/05	\$288,350	1370	0	7	1987	4	36269	N	N	16031 SE 320TH ST
4	232105	9065	10/04	\$449,950	1380	830	7	1973	4	418176	N	N	15475 SE LAKE MONEYSMITH RD
4	202581	0080	04/06	\$329,950	1390	0	7	1970	5	28620	N	N	21333 SE 351ST ST
4	660040	0390	08/06	\$261,600	1390	0	7	1968	4	9800	N	N	30911 150TH AVE SE
4	660040	0390	05/04	\$185,950	1390	0	7	1968	4	9800	N	N	30911 150TH AVE SE
4	122105	9010	11/04	\$270,515	1390	600	7	1974	4	35330	N	N	16532 SE AUBURN-BLACK DIAMOND RD
4	660040	0360	07/06	\$232,475	1390	0	7	1968	3	9800	N	N	30914 149TH AVE SE
4	660041	0300	05/06	\$479,950	1390	800	7	1957	3	170319	N	N	31040 150TH AVE SE
4	202581	0080	01/06	\$210,000	1390	0	7	1970	5	28620	N	N	21333 SE 351ST ST
4	192106	9046	02/05	\$399,950	1400	1200	7	1980	4	205455	N	N	34207 183RD AVE SE
4	796846	0410	09/05	\$329,950	1400	260	7	1988	5	36957	N	N	15825 SE 322ND ST
4	122105	9176	08/05	\$415,000	1410	790	7	1989	3	268329	N	N	16501 SE 311TH ST
4	132105	9060	10/06	\$375,000	1510	0	7	1965	3	87555	N	N	32010 176TH AVE SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 58**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
4	182106	9074	11/06	\$530,000	1550	990	7	1980	4	38400	N	N	18224 SE 330TH ST
4	022105	9011	10/05	\$337,000	1600	0	7	1956	4	115635	N	N	29245 154TH AVE SE
4	397763	0150	04/06	\$294,950	1630	0	7	1971	5	10275	N	N	31925 160TH PL SE
4	179600	0070	08/05	\$379,950	1640	0	7	1962	4	152460	N	N	33211 192ND AVE SE
4	282106	9063	10/06	\$680,000	1660	810	7	1993	3	590238	N	N	21606 SE GREEN VALLEY RD
4	221290	1100	06/04	\$229,000	1670	0	7	1969	4	9086	N	N	30434 155TH PL SE
4	022105	9028	09/04	\$218,000	1680	0	7	1994	3	9000	N	N	28866 156TH AVE SE
4	192106	9030	08/05	\$440,000	1680	0	7	1951	5	138150	N	N	19015 SE LAKE HOLM RD
4	329860	0880	07/04	\$235,000	1690	0	7	1978	3	15910	N	N	33920 134TH AVE SE
4	022105	9083	06/05	\$320,000	1700	0	7	1956	3	83199	N	N	15650 SE 296TH ST
4	660040	0440	09/05	\$250,000	1800	0	7	1968	5	9590	N	N	30912 150TH AVE SE
4	796846	0100	04/06	\$349,950	1800	0	7	1990	4	35700	N	N	15606 SE 322ND PL
4	796846	0430	11/04	\$295,000	1800	0	7	2003	3	35070	N	N	15929 SE 322ND ST
4	329860	0080	03/04	\$244,950	1810	410	7	1979	3	13000	N	N	13225 SE 337TH ST
4	796846	0420	02/06	\$360,000	1910	0	7	1988	3	31985	N	N	15911 SE 322ND ST
4	341060	0425	02/06	\$387,000	1940	1020	7	1989	4	57484	N	N	33110 E LAKE HOLM DR SE
4	132105	9102	08/04	\$375,000	1990	0	7	1977	4	137649	N	N	17318 SE LAKE HOLM RD
4	152105	9031	02/04	\$304,000	2000	0	7	1958	5	52707	N	N	33504 147TH AVE SE
4	102105	9036	04/06	\$465,000	2010	0	7	1959	2	341074	N	N	30449 148TH AVE SE
4	022105	9091	11/06	\$538,000	2030	0	7	1962	5	99316	N	N	15204 SE 300TH ST
4	122105	9174	10/05	\$305,000	2090	0	7	1986	3	54014	N	N	16615 SE 311TH ST
4	202106	9003	09/06	\$606,670	2150	0	7	1981	3	209523	N	N	20633 SE AUBURN-BLACK DIAMOND RD
4	329861	0220	07/04	\$265,000	2270	0	7	1992	3	20700	N	N	34012 135TH AVE SE
4	252105	9027	03/04	\$415,950	2290	0	7	1973	4	213444	Y	N	16607 SE 352ND ST
4	660041	0270	05/05	\$252,750	2360	0	7	1970	5	10500	N	N	31011 150TH AVE SE
4	957800	0110	03/04	\$252,000	2500	0	7	1975	4	29602	N	N	16930 SE AUBURN-BLACK DIAMOND RD
4	022105	9069	02/04	\$345,000	2580	0	7	1959	4	69696	N	N	28845 156TH AVE SE
4	329860	0740	06/04	\$259,500	1190	550	8	1977	3	14022	N	N	34006 133RD AVE SE
4	329860	0890	07/04	\$291,000	1320	780	8	1976	4	19500	N	N	33912 134TH AVE SE
4	329860	0890	02/04	\$241,500	1320	780	8	1976	4	19500	N	N	33912 134TH AVE SE
4	329861	0200	04/06	\$360,000	1330	960	8	1979	3	17100	N	N	13526 SE 340TH ST

**Improved Sales Used in this Annual Update Analysis  
Area 58  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
4	329861	0200	07/05	\$329,900	1330	960	8	1979	3	17100	N	N	13526 SE 340TH ST
4	102105	9039	01/04	\$270,000	1340	0	8	1947	4	114562	N	N	14526 SE 318TH ST
4	329860	0590	04/05	\$264,000	1340	0	8	1976	4	15930	N	N	33913 135TH AVE SE
4	329860	0290	11/06	\$350,458	1430	780	8	1977	4	11000	N	N	33826 133RD AVE SE
4	329860	0290	08/04	\$260,000	1430	780	8	1977	4	11000	N	N	33826 133RD AVE SE
4	242105	9076	07/06	\$555,000	1570	1070	8	1977	4	216057	N	N	17206 SE 338TH ST
4	329860	0700	06/05	\$395,000	1600	1340	8	1977	4	14060	N	N	13306 SE 342ND ST
4	179600	0215	06/06	\$382,071	1630	1160	8	1964	4	42688	N	N	33425 190TH AVE SE
4	329860	0820	11/06	\$317,733	1630	0	8	1978	4	15648	N	N	33947 134TH AVE SE
4	112105	9066	03/05	\$310,000	1640	700	8	1974	3	65340	N	N	16302 SE AUBURN-BLACK DIAMOND RD
4	162105	9016	08/06	\$620,000	1640	1390	8	1963	4	486565	Y	N	12830 SE LAKE HOLM RD
4	329860	0510	04/06	\$500,000	1690	0	8	1976	4	26245	Y	N	13309 SE 342ND ST
4	202106	9074	07/06	\$735,000	1740	840	8	1982	5	305791	N	N	20026 SE 344TH ST
4	202580	0090	05/04	\$305,000	1780	0	8	1975	4	42000	N	N	34630 215TH AVE SE
4	329861	0020	02/04	\$275,000	1780	540	8	1978	4	15180	N	N	13416 SE 337TH ST
4	179600	0080	04/06	\$461,200	1790	0	8	1972	3	151588	N	N	33051 192ND AVE SE
4	329861	0230	08/05	\$289,000	1790	0	8	1989	4	15136	N	N	34018 135TH AVE SE
4	341060	0375	06/04	\$239,995	1830	0	8	1978	3	29251	N	N	33200 E LAKE HOLM DR SE
4	570921	0100	08/05	\$412,000	1830	0	8	1979	5	45864	N	N	33671 130TH AVE SE
4	352205	9013	06/06	\$495,000	1870	1180	8	1968	3	95832	N	N	14810 SE 288TH ST
4	281790	0140	03/06	\$450,000	1880	580	8	1989	3	35000	N	N	18111 SE 327TH PL
4	022105	9186	05/04	\$370,000	1940	0	8	1990	3	65340	Y	N	29046 152ND AVE SE
4	202106	9082	07/04	\$523,700	1940	0	8	1977	4	110206	Y	N	20229 SE 344TH ST
4	202580	0150	07/06	\$449,950	1950	0	8	1982	5	35720	N	N	34617 215TH AVE SE
4	202580	0150	08/05	\$420,000	1950	0	8	1982	5	35720	N	N	34617 215TH AVE SE
4	329860	0020	12/05	\$314,900	1980	0	8	1977	4	16544	N	N	33611 132ND PL SE
4	192106	9074	03/05	\$495,000	2000	0	8	1977	4	179248	N	N	18705 SE LAKE HOLM RD
4	786150	0140	08/06	\$495,000	2060	920	8	1978	4	41196	N	N	15660 SE 303RD PL
4	786150	0160	02/04	\$370,000	2100	0	8	1997	3	179467	N	N	15657 SE 303RD PL
4	022105	9118	04/06	\$540,000	2110	1200	8	1925	5	110642	Y	N	29621 154TH AVE SE
4	242105	9125	10/06	\$605,000	2140	740	8	1984	5	213444	N	N	34917 176TH AVE SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 58**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
4	122105	9112	04/04	\$307,500	2160	0	8	1978	4	28750	N	N	31233 168TH AVE SE
4	329860	0870	10/05	\$345,000	2180	0	8	1977	4	16100	N	N	33928 134TH AVE SE
4	122105	9173	08/05	\$579,000	2210	2050	8	1986	4	54014	N	N	16629 SE 311TH ST
4	202106	9091	07/05	\$339,950	2220	0	8	1980	4	44866	N	N	34205 206TH AVE SE
4	122105	9141	02/06	\$449,950	2260	0	8	1991	3	99316	N	N	16721 SE 314TH ST
4	202106	9010	07/06	\$690,000	2360	0	8	1967	5	301870	Y	N	19661 SE 344TH ST
4	329860	0460	08/04	\$328,950	2400	0	8	1982	4	14300	N	N	13206 SE 342ND ST
4	242105	9108	06/06	\$515,000	2440	630	8	1984	4	87120	N	N	17017 SE 339TH ST
4	122105	9157	06/04	\$417,000	2480	1560	8	1976	3	72745	N	N	31005 168TH WAY SE
4	115600	0240	04/04	\$318,000	2510	1180	8	1978	3	19643	N	N	29240 158TH AVE SE
4	202106	9087	08/04	\$625,000	2540	1820	8	1983	4	218235	Y	N	34320 206TH AVE SE
4	232105	9046	01/04	\$359,500	2600	0	8	1973	3	165963	N	N	15702 SE 344TH ST
4	232105	9021	12/05	\$549,900	2860	0	8	1976	5	134164	N	N	15927 SE LAKE HOLM RD
4	179600	0120	05/06	\$571,500	2990	0	8	1974	5	102366	N	N	19109 SE AUBURN-BLACK DIAMOND RD
4	192106	9025	10/06	\$250,000	3010	0	8	1962	3	121096	N	N	19004 SE GREEN VALLEY RD
4	242105	9121	07/06	\$639,392	3130	1530	8	1992	3	215186	Y	N	35004 176TH AVE SE
4	132105	9048	12/04	\$455,000	3770	0	8	1966	4	186872	N	N	17321 SE LAKE HOLM RD
4	786150	0070	07/06	\$420,000	1650	360	9	1978	3	45302	N	N	15508 SE 302ND ST
4	321126	0090	03/04	\$359,000	1750	610	9	1987	3	35080	N	N	32914 170TH PL SE
4	232105	9052	04/04	\$475,000	2080	350	9	1971	4	121096	Y	N	15309 SE 344TH ST
4	072106	9071	04/06	\$499,000	2160	0	9	2006	3	20037	N	N	31823 KENT-BLACK DIAMOND RD SE
4	122105	9158	09/06	\$633,000	2170	0	9	1993	3	102366	N	N	30915 168TH AVE SE
4	321123	0170	10/06	\$573,300	2220	860	9	1985	3	35370	N	N	32127 169TH AVE SE
4	321123	0170	06/04	\$425,000	2220	860	9	1985	3	35370	N	N	32127 169TH AVE SE
4	321124	0230	03/04	\$349,500	2220	0	9	1986	3	30510	N	N	32406 171ST AVE SE
4	329860	0440	12/05	\$375,000	2320	0	9	1977	4	16800	N	N	34113 133RD AVE SE
4	321127	0210	10/04	\$392,450	2360	0	9	1990	3	35780	N	N	17438 SE 329TH ST
4	321124	0270	05/04	\$399,900	2450	0	9	1988	3	35854	N	N	17026 SE 326TH PL
4	321126	0110	10/06	\$555,000	2450	0	9	1987	3	35223	N	N	17117 SE 329TH ST
4	341060	0070	03/05	\$573,423	2470	1160	9	2005	3	34597	Y	Y	33518 161ST LN SE
4	321126	0420	08/05	\$590,000	2550	0	9	1990	3	63142	N	N	33215 170TH PL SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 58**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
4	022105	9188	10/05	\$475,000	2580	0	9	1996	3	84506	N	N	29105 154TH AVE SE
4	321126	0290	12/05	\$519,500	2620	0	9	1987	3	35124	N	N	16915 SE 328TH PL
4	321124	0220	11/05	\$550,000	2630	0	9	1986	3	29693	N	N	32420 171ST AVE SE
4	321124	0250	04/06	\$538,500	2640	0	9	1987	3	35100	N	N	32425 171ST AVE SE
4	321124	0320	05/05	\$476,500	2640	0	9	1986	4	31941	N	N	16915 SE 325TH PL
4	142105	9089	03/05	\$462,000	2730	0	9	2005	3	132858	N	N	15828 SE 326TH ST
4	192106	9085	06/06	\$604,950	2810	0	9	1990	3	107781	N	N	19226 SE 342ND ST
4	341060	0075	08/06	\$610,000	2820	0	9	2002	3	30000	N	N	33524 161ST LN SE
4	321126	0330	09/06	\$617,500	2850	0	9	1988	3	35672	N	N	33007 170TH PL SE
4	281791	0070	11/06	\$630,000	2880	0	9	1989	3	49160	N	N	18310 SE 327TH PL
4	321127	0130	06/05	\$484,900	2950	0	9	1988	3	35480	N	N	32924 174TH PL SE
4	321127	0250	06/06	\$610,000	2960	0	9	1989	3	35640	N	N	17258 SE 329TH ST
4	152105	9044	07/05	\$492,500	3000	690	9	1982	4	79714	Y	N	14606 SE 334TH ST
4	112105	9032	10/04	\$520,000	3030	0	9	2000	3	230432	N	N	30828 157TH PL SE
4	192106	9011	09/06	\$773,500	3040	0	9	1992	3	203918	Y	N	34730 181ST AVE SE
4	321124	0150	01/06	\$600,000	3140	0	9	1989	3	35718	N	N	17118 SE 328TH ST
4	122105	9205	10/04	\$548,500	3330	0	9	1999	3	47480	N	N	31603 KENT-BLACK DIAMOND RD SE
4	232105	9002	09/05	\$692,000	3410	0	9	1997	3	122403	N	N	33609 158TH AVE SE
4	281791	0250	05/04	\$465,000	3480	0	9	1989	3	39413	N	N	33002 181ST AVE SE
4	202106	9075	05/05	\$640,000	3530	0	9	1983	4	119790	Y	N	20105 SE 344TH ST
4	321126	0220	07/04	\$450,000	3570	0	9	1987	3	40623	N	N	16830 SE 328TH PL
4	122105	9015	03/06	\$900,450	3590	0	9	2005	3	220522	N	N	31915 176TH AVE SE
4	192106	9128	11/05	\$575,000	3800	0	9	1987	4	107752	N	N	19206 SE 342ND ST
4	232105	9105	03/06	\$612,500	4670	0	9	1983	5	67082	Y	N	15717 SE 344TH ST
4	222105	9062	06/05	\$795,000	6300	0	9	1998	3	217364	Y	N	14719 SE 340TH ST
4	202577	0010	08/05	\$793,000	1940	1370	10	2003	3	22129	N	N	13321 SE HUSKY WAY
4	341060	0090	11/05	\$732,000	2070	1950	10	2004	3	36038	Y	Y	33519 161ST LN SE
4	341060	0090	06/04	\$535,987	2070	1950	10	2004	3	36038	Y	Y	33519 161ST LN SE
4	281791	0200	10/04	\$490,000	2280	470	10	1990	3	39389	N	N	32817 181ST AVE SE
4	281791	0090	10/04	\$452,000	2800	0	10	1989	3	36514	N	N	32714 183RD AVE SE
4	202577	0070	12/04	\$254,500	2820	0	10	2005	3	24354	N	N	33115 134TH AVE SE

**Improved Sales Used in this Annual Update Analysis  
Area 58  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
4	202576	0400	05/05	\$785,900	3100	0	10	2003	3	26574	N	N	33435 135TH PL SE
4	202576	0400	08/04	\$685,000	3100	0	10	2003	3	26574	N	N	33435 135TH PL SE
4	202577	0180	08/06	\$994,950	3140	0	10	2005	3	21810	N	N	32945 135TH CT SE
4	122105	9208	06/04	\$638,450	3270	0	10	2004	3	220453	N	N	31931 176TH AVE SE
4	122105	9045	11/04	\$750,000	3320	700	10	1994	3	220413	N	N	31819 176TH AVE SE
4	281790	0170	09/04	\$470,450	3330	0	10	1988	4	38293	N	N	32556 181ST AVE SE
4	202576	0010	05/06	\$805,000	3400	0	10	2001	3	23597	N	N	32731 145TH PL SE
4	202576	0010	03/04	\$598,000	3400	0	10	2001	3	23597	N	N	32731 145TH PL SE
4	202577	0050	05/05	\$798,000	3440	0	10	2003	3	29067	N	N	33211 134TH AVE SE
4	202577	0050	01/04	\$779,000	3440	0	10	2003	3	29067	N	N	33211 134TH AVE SE
4	132105	9024	07/05	\$750,600	3630	0	10	2005	3	214692	N	N	31939 176TH AVE SE
4	132105	9084	04/06	\$740,000	3780	0	10	1998	3	104486	N	N	16733 SE 331ST ST
4	202577	0230	11/04	\$769,000	3820	0	10	2004	3	22507	N	N	32938 135TH CT SE
4	202577	0440	08/06	\$810,000	3820	0	10	2004	3	24097	N	N	33013 135TH PL SE
4	202576	0420	09/04	\$659,000	3840	0	10	2004	3	24043	N	N	33421 135TH PL SE
4	202577	0120	07/04	\$649,500	3840	0	10	2004	3	25380	N	N	33017 134TH CT SE
4	292106	9070	09/06	\$860,000	3880	0	10	1996	3	184258	N	Y	20711 SE GREEN VALLEY RD
4	142105	9059	09/06	\$900,000	4430	0	10	2002	3	212573	N	N	32905 154TH AVE SE
4	202576	0240	03/06	\$979,950	2500	2200	11	2005	3	25451	N	N	32909 143RD CT SE
4	202577	0170	05/04	\$700,000	3440	0	11	2004	3	21799	N	N	32936 134TH CT SE
4	202576	0170	11/05	\$796,920	3620	0	11	2005	3	24551	N	N	32916 143RD CT SE
4	202576	0050	12/04	\$869,000	3790	0	11	2002	3	28866	N	N	32707 145TH PL SE
4	202577	0090	11/05	\$860,000	4080	0	11	2005	3	24480	N	N	33103 134TH AVE SE
4	202577	0060	08/04	\$789,500	4110	0	11	2004	3	22778	N	N	33205 134TH AVE SE
4	202576	0070	08/06	\$942,000	4250	0	11	2004	3	28624	N	N	32714 145TH PL SE
4	202577	0370	04/06	\$1,080,000	4330	0	11	2005	3	23312	N	N	33208 134TH AVE SE
4	202577	0080	07/05	\$849,500	4340	0	11	2005	3	24480	N	N	33109 134TH AVE SE
4	142105	9016	10/06	\$208,000	4410	0	11	2002	3	253519	N	N	15522 SE LAKE HOLM RD
4	202576	0320	07/05	\$1,150,000	4690	0	12	2001	3	23670	N	N	33242 139TH TER SE
4	132105	9135	05/05	\$269,000	7510	0	12	2006	3	219542	N	N	32900 176TH AVE SE
5	362205	9021	04/06	\$321,000	1010	0	5	1947	5	33354	N	N	17833 SE COVINGTON-SAWYER RD

**Improved Sales Used in this Annual Update Analysis  
Area 58  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	012105	9007	05/06	\$255,000	1200	0	5	1968	3	43560	N	N	29440 164TH AVE SE
5	012105	9007	09/04	\$170,000	1200	0	5	1968	3	43560	N	N	29440 164TH AVE SE
5	062106	9213	11/04	\$210,000	710	580	6	1972	4	20000	N	N	29422 192ND AVE SE
5	062106	9145	06/06	\$241,000	870	0	6	1947	3	7590	N	N	29251 188TH AVE SE
5	436670	0030	04/06	\$212,000	910	0	6	1969	4	9611	N	N	33904 207TH PL SE
5	795070	0080	06/05	\$192,200	950	0	6	1970	3	9918	N	N	31006 179TH PL SE
5	062106	9100	12/05	\$207,000	990	0	6	1962	4	9450	N	N	28853 187TH PL SE
5	062106	9100	06/05	\$153,000	990	0	6	1962	4	9450	N	N	28853 187TH PL SE
5	062106	9106	02/05	\$203,500	1000	0	6	1962	4	10125	N	N	28843 187TH PL SE
5	062106	9111	06/06	\$260,000	1000	0	6	1963	3	10309	N	N	28866 187TH PL SE
5	062106	9112	07/05	\$192,000	1000	0	6	1962	3	10125	N	N	28849 187TH PL SE
5	436670	0090	10/06	\$249,950	1010	0	6	1975	4	9611	N	N	33720 207TH PL SE
5	436670	0090	01/04	\$162,000	1010	0	6	1975	4	9611	N	N	33720 207TH PL SE
5	436670	0220	08/06	\$236,000	1010	0	6	1975	3	9611	N	N	33817 207TH PL SE
5	062106	9099	04/05	\$216,000	1150	0	6	1961	4	10890	N	N	19525 SE COVINGTON-SAWYER RD
5	062106	9104	04/05	\$216,500	1270	0	6	1962	4	10125	N	N	28837 187TH PL SE
5	062106	9110	06/04	\$204,000	1300	0	6	1961	3	9450	N	N	29016 187TH AVE SE
5	362205	9149	07/05	\$235,000	1300	0	6	1969	3	12632	N	N	17809 SE COVINGTON-SAWYER RD
5	436670	0080	12/04	\$213,000	1300	0	6	1975	5	9611	N	N	33728 207TH PL SE
5	062106	9267	05/04	\$235,750	1320	0	6	1989	3	60984	N	N	29115 196TH AVE SE
5	062106	9058	02/06	\$294,000	1350	0	6	2001	3	10018	N	N	28825 191ST PL SE
5	405320	0080	08/05	\$527,000	1350	220	6	1957	4	21375	Y	Y	30891 E LAKE MORTON DR SE
5	022105	9052	11/04	\$350,000	1400	0	6	1956	5	181645	N	N	29255 164TH AVE SE
5	062106	9103	02/05	\$215,450	1450	0	6	1962	3	24692	N	N	19501 SE COVINGTON-SAWYER RD
5	362205	9055	11/04	\$237,000	1460	0	6	1947	4	40946	N	N	17533 SE COVINGTON-SAWYER RD
5	286890	0060	06/06	\$260,000	1470	0	6	1972	3	9525	N	N	28816 190TH AVE SE
5	062106	9022	03/05	\$335,000	1520	0	6	1978	4	78843	N	N	29830 188TH AVE SE
5	436670	0260	07/06	\$241,733	1610	0	6	1969	4	9686	N	N	33919 207TH PL SE
5	436670	0200	04/05	\$235,000	1810	0	6	1975	4	9611	N	N	33801 207TH PL SE
5	192106	9077	10/06	\$500,000	1870	0	6	2005	3	116100	N	N	19218 SE AUBURN-BLACK DIAMOND RD
5	062106	9122	06/06	\$275,000	2000	0	6	1962	4	25505	N	N	19509 SE COVINGTON-SAWYER RD

**Improved Sales Used in this Annual Update Analysis  
Area 58  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	062106	9122	03/04	\$237,450	2000	0	6	1962	4	25505	N	N	19509 SE COVINGTON-SAWYER RD
5	286890	0090	09/04	\$207,480	1010	0	7	1972	4	12348	N	N	28805 190TH AVE SE
5	795070	0050	01/04	\$184,950	1100	0	7	1969	3	9991	N	N	17922 SE 311TH ST
5	795070	0110	05/04	\$183,000	1100	0	7	1969	3	10125	N	N	31021 179TH PL SE
5	859440	0260	05/05	\$310,000	1110	520	7	1987	3	28868	N	N	33211 205TH AVE SE
5	859440	0430	06/04	\$265,000	1110	260	7	1985	3	35160	N	N	20525 SE 334TH PL
5	894420	0120	07/05	\$234,000	1140	0	7	1973	3	10125	N	N	29224 161ST PL SE
5	286890	0080	07/05	\$230,110	1150	0	7	1972	4	14694	N	N	28804 190TH AVE SE
5	344410	0072	08/04	\$224,500	1150	0	7	1965	3	50529	N	N	19706 SE 284TH ST
5	362205	9092	08/06	\$413,000	1170	1170	7	1962	3	123274	N	N	28656 168TH AVE SE
5	859440	0250	06/05	\$294,950	1190	360	7	1987	3	30687	N	N	33207 205TH AVE SE
5	012105	9063	12/05	\$305,900	1200	0	7	1970	4	22021	N	N	17900 SE 288TH PL
5	184290	0030	04/06	\$187,000	1200	0	7	1968	3	11935	N	N	19504 SE COVINGTON-SAWYER RD
5	344410	0150	05/06	\$340,000	1200	600	7	1979	4	30149	N	N	19725 SE 281ST ST
5	189801	0130	02/05	\$271,800	1210	490	7	1978	4	14985	N	N	28943 188TH PL SE
5	022105	9175	05/05	\$273,000	1220	620	7	1980	3	14325	N	N	16026 SE 292ND ST
5	795060	0040	02/04	\$205,000	1230	0	7	1969	4	10125	N	N	31204 179TH PL SE
5	322206	9127	12/04	\$235,000	1250	0	7	1970	3	110206	N	N	19660 SE 287TH ST
5	344400	0030	03/05	\$364,950	1250	720	7	1964	4	101494	N	N	28209 201ST AVE SE
5	795060	0020	05/05	\$205,000	1250	0	7	1969	4	10125	N	N	31216 179TH PL SE
5	237700	0200	11/05	\$280,000	1260	570	7	1961	3	23625	N	N	18035 SE 317TH ST
5	745980	0030	11/05	\$334,950	1300	0	7	1977	3	50529	N	N	28830 207TH AVE SE
5	405320	0972	07/06	\$338,000	1320	0	7	1983	3	47916	N	N	31445 W LAKE MORTON DR SE
5	405320	0972	03/05	\$275,500	1320	0	7	1983	3	47916	N	N	31445 W LAKE MORTON DR SE
5	894420	0100	10/05	\$249,000	1320	0	7	1973	4	9722	N	N	29240 161ST PL SE
5	894420	0100	05/05	\$225,000	1320	0	7	1973	4	9722	N	N	29240 161ST PL SE
5	286890	0140	05/05	\$232,000	1320	0	7	1974	4	10125	N	N	28905 190TH AVE SE
5	894420	0150	06/04	\$209,000	1320	0	7	1973	4	10110	N	N	29204 161ST PL SE
5	258790	0060	02/06	\$400,000	1330	0	7	1970	4	34165	N	N	29804 179TH PL SE
5	258789	0370	09/06	\$390,000	1340	580	7	1974	3	23959	N	N	17637 SE 291ST ST
5	795060	0060	07/05	\$197,950	1350	0	7	1969	3	10242	N	N	31211 179TH PL SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 58**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	795060	0060	09/04	\$168,500	1350	0	7	1969	3	10242	N	N	31211 179TH PL SE
5	405320	0560	04/06	\$460,000	1350	0	7	1965	4	20710	Y	Y	31234 W LAKE MORTON DR SE
5	322206	9170	04/06	\$288,350	1370	0	7	1980	3	84942	N	N	20619 SE 284TH ST
5	237700	0220	09/06	\$390,000	1430	0	7	1962	5	49658	N	N	18201 SE 317TH ST
5	237700	0220	09/04	\$300,000	1430	0	7	1962	5	49658	N	N	18201 SE 317TH ST
5	179625	0240	07/06	\$392,000	1440	0	7	1984	4	38234	N	N	28610 210TH AVE SE
5	266210	0020	05/04	\$208,000	1440	0	7	1970	3	10073	N	N	16362 SE 291ST PL
5	405320	0980	07/04	\$324,950	1460	720	7	1958	4	105850	N	N	31429 W LAKE MORTON DR SE
5	237700	0090	01/06	\$235,000	1460	0	7	1961	3	49658	N	N	18025 SE 315TH ST
5	202106	9046	02/04	\$317,000	1470	0	7	1966	4	220849	N	N	33623 206TH AVE SE
5	332206	9091	04/06	\$297,950	1470	0	7	1978	3	41486	N	N	21420 SE 286TH PL
5	915840	0020	06/06	\$370,000	1470	0	7	1994	3	38245	N	N	20527 SE 330TH ST
5	012105	9101	09/04	\$399,000	1480	1390	7	1978	3	219106	N	N	17449 SE 300TH ST
5	179625	0020	06/05	\$382,500	1480	0	7	1988	3	41931	N	N	20419 SE 287TH ST
5	405320	0841	02/04	\$230,000	1480	0	7	1968	3	23505	N	N	31118 E LAKE MORTON DR SE
5	184290	0050	06/06	\$308,700	1490	0	7	1972	3	14666	N	N	28954 194TH PL SE
5	405320	0978	10/06	\$369,950	1500	890	7	1978	4	22875	N	N	31441 W LAKE MORTON DR SE
5	745980	0040	06/06	\$439,950	1500	300	7	1976	5	42350	N	N	28802 207TH AVE SE
5	383205	1100	02/06	\$262,125	1530	0	7	2005	3	5000	N	N	21648 SE 299TH WAY
5	383205	0600	07/06	\$259,480	1532	0	7	2006	3	5050	N	N	29753 215TH TER SE
5	189801	0080	05/06	\$349,950	1550	710	7	1978	3	13500	N	N	28903 188TH PL SE
5	022105	9110	06/05	\$380,000	1560	0	7	1978	3	44983	N	N	29220 160TH AVE SE
5	062106	9079	08/05	\$283,900	1560	0	7	1969	4	20037	N	N	18905 SE COVINGTON-SAWYER RD
5	072106	9105	01/05	\$360,000	1560	0	7	1985	4	131204	N	N	18634 SE 307TH PL
5	362205	9090	08/06	\$308,000	1560	0	7	1966	4	33541	N	N	17806 SE COVINGTON-SAWYER RD
5	757010	0160	05/06	\$247,000	1570	0	7	1994	3	9471	N	N	29111 213TH AVE SE
5	383205	0860	02/06	\$260,180	1580	0	7	2006	3	4961	N	N	21705 SE 299TH WAY
5	237710	0120	09/06	\$338,000	1600	0	7	1967	3	40500	N	N	31310 182ND AVE SE
5	362205	9116	10/04	\$273,000	1600	0	7	1965	3	51400	N	N	17824 SE COVINGTON-SAWYER RD
5	179625	0150	01/06	\$336,000	1610	0	7	1988	3	30000	N	N	28721 210TH AVE SE
5	383205	0490	03/06	\$285,002	1620	0	7	2006	3	4834	N	N	29716 215TH TER SE

**Improved Sales Used in this Annual Update Analysis  
Area 58  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	362205	9077	03/06	\$275,000	1630	0	7	1958	4	10890	N	N	17726 SE COVINGTON-SAWYER RD
5	012105	9089	05/05	\$350,000	1640	0	7	1989	3	284011	N	N	17230 SE 304TH ST
5	042106	9056	08/06	\$374,000	1640	0	7	1978	4	79714	N	N	29002 212TH AVE SE
5	859440	0210	12/05	\$340,000	1660	0	7	1986	4	29484	N	N	33240 205TH AVE SE
5	183970	0150	09/06	\$280,000	1710	620	7	1979	4	13800	N	N	30315 176TH AVE SE
5	062106	9074	04/06	\$409,950	1720	0	7	1990	4	99916	N	N	29245 188TH AVE SE
5	859440	0330	03/06	\$300,000	1770	0	7	1987	3	35160	N	N	20423 SE 333RD PL
5	062106	9205	03/04	\$249,000	1790	0	7	1972	3	20037	N	N	29021 189TH PL SE
5	795060	0130	11/06	\$308,000	1790	0	7	1969	4	10329	N	N	31324 179TH PL SE
5	344400	0215	07/06	\$334,950	1810	0	7	1971	3	36129	N	N	20321 SE 284TH ST
5	182106	9047	06/06	\$330,000	1820	0	7	1968	4	29676	N	N	18742 SE AUBURN-BLACK DIAMOND RD
5	383205	0820	08/06	\$272,390	1820	0	7	2006	3	5000	N	N	21625 SE 299TH WAY
5	383205	1020	09/06	\$303,543	1820	0	7	2006	3	5000	N	N	21619 SE 298TH PL
5	344410	0145	09/04	\$249,950	1830	0	7	1972	3	23044	N	N	19807 SE 281ST ST
5	757010	0030	10/05	\$277,950	1850	0	7	2002	3	10032	N	N	21219 SE 292ND PL
5	383205	1030	09/06	\$322,903	1850	0	7	2006	3	5000	N	N	21611 SE 298TH PL
5	076670	0010	06/05	\$305,000	1860	0	7	1984	3	10116	N	N	28803 184TH PL SE
5	344410	0230	08/06	\$399,950	1890	0	7	1968	4	49800	N	N	27739 199TH AVE SE
5	383205	0310	10/06	\$299,508	1890	0	7	2006	3	5000	N	N	21636 SE 298TH PL
5	383205	0730	08/06	\$321,925	1910	0	7	2006	3	5399	N	N	21534 SE 299TH WAY
5	383205	0430	07/06	\$292,210	1930	0	7	2006	3	4800	N	N	29752 215TH TER SE
5	383205	0480	01/06	\$285,740	1930	0	7	2006	3	4800	N	N	29722 215TH TER SE
5	383205	0550	03/06	\$295,760	1930	0	7	2006	3	5050	N	N	29723 215TH TER SE
5	383205	0590	08/06	\$301,788	1940	0	7	2006	3	5050	N	N	29747 215TH TER SE
5	383205	0770	08/06	\$318,226	1940	0	7	2006	3	5757	N	N	21543 SE 299TH WAY
5	383205	0990	09/06	\$320,082	1940	0	7	2006	3	5000	N	N	21643 SE 298TH PL
5	405320	0955	08/04	\$276,500	1950	0	7	1961	3	77972	N	N	31611 W LAKE MORTON DR SE
5	383205	1070	03/06	\$288,380	1950	0	7	2006	3	5000	N	N	21624 SE 299TH WAY
5	062106	9067	07/06	\$359,950	1960	0	7	1956	4	33541	N	N	29412 188TH AVE SE
5	062106	9265	08/04	\$300,000	1980	0	7	2002	3	35719	N	N	18202 SE COVINGTON-SAWYER RD
5	795070	0120	03/05	\$325,000	1980	0	7	2003	3	10051	N	N	17906 SE 311TH ST

**Improved Sales Used in this Annual Update Analysis  
Area 58  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	383205	0660	08/06	\$295,100	2000	0	7	2006	3	4933	N	N	21521 SE 298TH PL
5	383205	0680	08/06	\$305,618	2010	0	7	2006	3	6144	N	N	21537 SE 298TH PL
5	383205	0890	01/06	\$287,080	2010	0	7	2006	3	5399	N	N	21729 SE 299TH WAY
5	383205	0560	07/06	\$284,490	2040	0	7	2006	3	5050	N	N	29729 215TH TER SE
5	383205	1090	03/06	\$298,721	2040	0	7	2006	3	5000	N	N	21640 SE 299TH WAY
5	179625	0120	05/04	\$325,000	2110	0	7	1988	3	36932	N	N	20815 SE 287TH ST
5	258791	0210	01/06	\$636,000	2110	0	7	2004	3	28575	N	N	17656 SE 299TH PL
5	859440	0420	10/06	\$429,950	2150	0	7	1985	3	35038	N	N	20515 SE 334TH PL
5	062106	9073	08/05	\$546,000	2160	1050	7	1998	3	104108	N	N	30007 188TH AVE SE
5	172106	9080	01/06	\$442,550	2190	0	7	2006	3	131551	N	N	33119 210TH AVE SE
5	322206	9189	06/06	\$474,950	2200	0	7	1991	3	32494	N	N	28727 202ND AVE SE
5	383205	0570	09/06	\$327,162	2230	0	7	2006	3	5050	N	N	29735 215TH TER SE
5	383205	0450	03/06	\$309,270	2260	0	7	2006	3	4800	N	N	29740 215TH TER SE
5	383205	1110	03/06	\$318,980	2260	0	7	2006	3	5000	N	N	21656 SE 299TH WAY
5	383205	0970	10/06	\$341,392	2268	0	7	2006	3	5000	N	N	21707 SE 298TH PL
5	383205	0440	03/06	\$306,317	2280	0	7	2006	3	4800	N	N	29746 215TH TER SE
5	383205	0470	01/06	\$306,620	2280	0	7	2006	3	4800	N	N	29728 215TH TER SE
5	383205	0640	08/06	\$333,383	2280	0	7	2006	3	4800	N	N	29779 215TH TER SE
5	383205	0740	09/06	\$300,032	2280	0	7	2006	3	5440	N	N	21526 SE 299TH WAY
5	383205	0700	09/06	\$323,710	2290	0	7	2006	3	5375	N	N	21553 SE 298TH PL
5	383205	0870	02/06	\$331,455	2300	0	7	2006	3	5177	N	N	21713 SE 299TH WAY
5	383205	0510	03/06	\$298,045	2330	0	7	2006	3	4807	N	N	21530 SE 297TH ST
5	383205	0520	03/06	\$309,975	2330	0	7	2006	3	4838	N	N	21522 SE 297TH ST
5	082106	9048	07/05	\$373,000	2340	0	7	1984	3	214315	N	N	31416 202ND AVE SE
5	082106	9005	06/04	\$407,000	2360	0	7	1992	3	100506	N	N	30427 204TH AVE SE
5	383205	0980	09/06	\$357,315	2400	0	7	2006	3	5000	N	N	21651 SE 298TH PL
5	383205	0290	09/06	\$354,230	2440	0	7	2006	3	5000	N	N	21652 SE 298TH PL
5	383205	0300	09/06	\$339,415	2440	0	7	2006	3	5000	N	N	21644 SE 298TH PL
5	383205	0500	04/06	\$321,080	2480	0	7	2006	3	4907	N	N	21538 SE 297TH ST
5	383205	0460	07/06	\$356,060	2540	0	7	2006	3	4800	N	N	29734 215TH TER SE
5	383205	0540	07/06	\$333,111	2540	0	7	2004	3	5531	N	N	29717 215TH TER SE

**Improved Sales Used in this Annual Update Analysis  
Area 58  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	383205	0580	04/06	\$307,085	2540	0	7	2006	3	5050	N	N	29741 215TH TER SE
5	383205	0610	08/06	\$317,940	2540	0	7	2006	3	5050	N	N	29759 215TH TER SE
5	383205	1120	02/06	\$308,505	2540	0	7	2006	3	5000	N	N	21704 SE 299TH WAY
5	383205	0620	07/06	\$357,091	2540	0	7	2006	3	4800	N	N	29767 215TH TER SE
5	383205	0360	07/06	\$343,205	2580	0	7	2006	3	5000	N	N	21556 SE 298TH PL
5	383205	0630	07/06	\$340,869	2640	0	7	2006	3	4800	N	N	29773 215TH TER SE
5	383205	1060	03/06	\$356,480	2640	0	7	2006	3	5000	N	N	21616 SE 299TH WAY
5	383205	0380	07/06	\$344,520	2640	0	7	2006	3	6130	N	N	29782 215TH TER SE
5	383205	0790	08/06	\$335,940	2640	0	7	2006	3	5000	N	N	21601 SE 299TH WAY
5	383205	0400	07/06	\$331,052	2650	0	7	2006	3	4800	N	N	29110 215TH TER SE
5	383205	0420	08/06	\$315,774	2650	0	7	2006	3	4800	N	N	29758 215TH TER SE
5	383205	0690	09/06	\$345,490	2650	0	7	2006	3	5238	N	N	21545 SE 298TH PL
5	383205	0390	08/06	\$322,975	2770	0	7	2006	3	4820	N	N	29776 215TH TER SE
5	383205	0880	02/06	\$359,362	2820	0	7	2005	3	5399	N	N	21721 SE 299TH WAY
5	383205	0810	08/06	\$400,895	3020	0	7	2006	3	5000	N	N	21617 SE 299TH WAY
5	383205	0850	03/06	\$354,265	3150	0	7	2006	3	4972	N	N	21649 SE 299TH WAY
5	383205	0410	07/06	\$361,195	3180	0	7	2006	3	4800	N	N	29764 215TH TER SE
5	383205	0370	08/06	\$349,155	3180	0	7	2006	3	5000	N	N	21548 298TH PL SE
5	383205	0670	09/06	\$368,155	3180	0	7	2006	3	5762	N	N	21529 SE 298TH PL
5	383205	0710	08/06	\$389,875	3180	0	7	2006	3	5358	N	N	21550 SE 299TH WAY
5	383205	0720	08/06	\$399,252	3180	0	7	2006	3	5523	N	N	21542 SE 299TH WAY
5	383205	0780	08/06	\$374,355	3180	0	7	2006	3	5000	N	N	21551 SE 299TH WAY
5	383205	0800	08/06	\$346,371	3180	0	7	2006	3	5000	N	N	21609 SE 299TH WAY
5	383205	0650	07/06	\$385,005	3620	0	7	2006	3	7384	N	N	29785 215TH TER SE
5	383205	0840	02/06	\$348,875	3620	0	7	2005	3	4983	N	N	21641 SE 299TH WAY
5	795060	0140	06/06	\$380,000	3730	0	7	1968	4	12216	N	N	31318 179TH PL SE
5	062106	9146	08/05	\$355,000	1180	0	8	2004	3	55321	N	N	18815 SE 299TH PL
5	258789	0450	06/05	\$399,900	1180	400	8	1978	3	24622	N	N	17618 SE 290TH ST
5	062106	9039	05/06	\$428,500	1200	420	8	1980	3	106722	N	N	18809 SE 292ND PL
5	062106	9039	03/04	\$309,950	1200	420	8	1980	3	106722	N	N	18809 SE 292ND PL
5	405320	0072	06/06	\$649,000	1200	1200	8	1968	4	14915	Y	Y	30885 E LAKE MORTON DR SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 58**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	948590	0010	07/05	\$304,000	1230	500	8	1976	4	53143	N	N	28726 181ST AVE SE
5	784350	0490	10/05	\$315,900	1290	340	8	1986	3	12006	N	N	29506 215TH AVE SE
5	179615	0160	12/05	\$350,000	1300	970	8	1987	3	38851	N	N	19208 SE 332ND PL
5	344412	0140	05/05	\$290,000	1300	570	8	1978	3	36758	N	N	20902 SE 281ST ST
5	784350	0030	10/04	\$279,800	1300	360	8	1988	3	13334	N	N	21408 SE 291ST ST
5	948592	0250	07/04	\$288,000	1310	800	8	1978	3	36680	N	N	28243 187TH AVE SE
5	784350	0520	05/05	\$276,000	1320	350	8	1986	3	12006	N	N	29404 215TH AVE SE
5	948590	0020	01/04	\$225,000	1350	400	8	1977	3	34970	N	N	28708 181ST AVE SE
5	405320	0690	05/05	\$514,950	1380	1110	8	1986	3	18615	Y	Y	30830 W LAKE MORTON DR SE
5	784350	0200	01/05	\$267,500	1390	460	8	1987	3	12064	N	N	21405 SE 292ND PL
5	062106	9093	11/05	\$420,000	1400	730	8	2005	3	132858	N	N	18836 SE 299TH PL
5	258790	0070	03/04	\$369,500	1440	0	8	1973	3	23078	N	N	29656 179TH PL SE
5	948595	0410	10/04	\$350,000	1440	380	8	1983	3	43278	N	N	28019 188TH AVE SE
5	784350	0680	11/06	\$286,500	1470	0	8	1986	3	12127	N	N	29206 215TH AVE SE
5	784350	0680	03/05	\$245,000	1470	0	8	1986	3	12127	N	N	29206 215TH AVE SE
5	948594	0730	10/06	\$384,900	1480	0	8	1984	3	36722	N	N	28119 193RD AVE SE
5	179610	0080	12/04	\$375,000	1520	500	8	1978	4	38745	N	N	32016 190TH AVE SE
5	192106	9080	04/05	\$418,000	1550	700	8	1980	4	155348	N	N	19409 SE 336TH ST
5	948590	0090	06/04	\$279,398	1570	0	8	1977	4	62290	N	N	18321 SE 284TH ST
5	948593	0180	04/04	\$315,000	1570	500	8	1981	3	64468	N	N	18224 SE 286TH CT
5	183970	0090	07/04	\$302,000	1600	560	8	1979	3	14300	N	N	17513 SE 302ND ST
5	948593	0030	03/04	\$342,000	1600	700	8	1981	4	50094	N	N	18900 SE 287TH ST
5	948594	0340	09/04	\$359,950	1620	500	8	1986	3	35028	N	N	27612 195TH AVE SE
5	784350	0470	03/05	\$274,900	1640	0	8	1986	3	12006	N	N	29522 215TH AVE SE
5	784350	0470	09/04	\$200,000	1640	0	8	1986	3	12006	N	N	29522 215TH AVE SE
5	124940	0030	11/05	\$325,000	1660	0	8	1986	3	19666	N	N	29748 174TH AVE SE
5	784350	0350	02/05	\$259,950	1670	0	8	1986	3	12056	N	N	21413 SE 293RD ST
5	405320	0210	07/05	\$520,000	1730	1680	8	1973	4	13975	Y	Y	31057 E LAKE MORTON DR SE
5	915840	0160	10/05	\$359,000	1730	0	8	1994	3	41605	N	N	20516 SE 330TH ST
5	948594	0280	09/06	\$471,000	1730	580	8	1983	3	37966	N	N	27904 195TH AVE SE
5	948595	1210	02/04	\$315,000	1730	780	8	1983	4	54312	N	N	18527 SE 280TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 58**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	124940	0020	03/04	\$307,950	1760	0	8	1986	3	22753	N	N	17424 SE 298TH ST
5	911361	0280	06/05	\$474,000	1760	840	8	1998	3	43500	N	N	19216 SE 328TH PL
5	911361	0150	04/05	\$350,000	1770	880	8	1976	3	36000	N	N	32718 193RD AVE SE
5	911361	0070	04/04	\$348,000	1780	480	8	1975	3	39150	N	N	32638 194TH AVE SE
5	405320	0370	08/05	\$524,900	1790	1790	8	1967	5	17641	Y	Y	31401 E LAKE MORTON DR SE
5	258789	0100	02/04	\$370,000	1800	0	8	1986	3	21718	N	N	17641 SE 295TH ST
5	721540	0240	10/04	\$300,000	1800	0	8	1990	3	36549	N	N	19810 SE 296TH ST
5	784350	0430	11/05	\$323,500	1800	0	8	1986	3	12000	N	N	29503 215TH AVE SE
5	258791	0130	03/06	\$525,000	1830	0	8	1976	3	33663	N	N	17649 SE 297TH PL
5	784350	0270	02/04	\$229,000	1870	0	8	1986	3	12035	N	N	21430 SE 293RD ST
5	184261	0080	06/06	\$348,000	1880	0	8	1984	3	14499	N	N	17415 SE 293RD PL
5	259755	0050	01/05	\$298,000	1880	0	8	1978	3	28177	N	N	29639 176TH AVE SE
5	859440	0130	06/06	\$439,950	1900	0	8	1987	4	35077	N	N	33204 206TH PL SE
5	784350	0110	10/06	\$389,950	1910	0	8	1986	3	12026	N	N	21434 SE 292ND PL
5	784350	0040	10/04	\$227,500	1920	0	8	1988	3	12757	N	N	21402 SE 291ST ST
5	062106	9174	05/05	\$376,500	1940	0	8	1976	5	69696	N	N	18908 SE COVINGTON-SAWYER RD
5	721542	0270	08/06	\$449,950	1940	0	8	1994	3	32770	N	N	20234 SE 290TH PL
5	784350	0710	07/05	\$309,900	1950	0	8	1989	3	12049	N	N	29100 215TH AVE SE
5	179625	0140	09/05	\$408,450	2000	0	8	1989	4	30605	N	N	28707 210TH AVE SE
5	721542	0960	07/05	\$397,900	2000	0	8	1994	3	45276	N	N	29510 207TH AVE SE
5	784350	0140	05/04	\$266,800	2000	0	8	1989	3	13967	N	N	21418 SE 292ND PL
5	721542	0800	07/05	\$435,000	2010	0	8	1996	3	36933	N	N	29220 208TH CT SE
5	721542	0850	01/04	\$335,000	2010	0	8	1996	3	33449	N	N	20824 SE 293RD ST
5	948595	0230	07/06	\$438,950	2030	930	8	1984	3	30043	N	N	19006 SE 281ST PL
5	721542	0740	03/05	\$385,000	2050	0	8	1994	3	35798	N	N	20706 SE 293RD ST
5	721542	0030	04/05	\$375,000	2060	0	8	1994	3	34381	N	N	29024 200TH PL SE
5	721542	0150	05/04	\$365,000	2060	0	8	1994	3	52630	N	N	20017 SE 290TH PL
5	721540	0700	07/05	\$399,950	2070	0	8	1989	3	34473	N	N	29323 202ND AVE SE
5	948595	0420	07/06	\$460,000	2070	0	8	1984	3	36362	N	N	18738 SE 281ST ST
5	258792	0050	10/06	\$284,358	2100	1050	8	1977	3	33120	N	N	17633 SE 299TH PL
5	184261	0100	06/06	\$365,000	2110	0	8	1981	3	13707	N	N	17507 SE 293RD PL

**Improved Sales Used in this Annual Update Analysis  
Area 58  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	745981	0120	04/05	\$349,900	2120	0	8	1977	3	37720	N	N	28804 210TH AVE SE
5	911361	0080	05/05	\$452,500	2120	0	8	1999	3	39200	N	N	32624 194TH AVE SE
5	721541	0500	11/06	\$443,950	2130	0	8	1994	3	63089	N	N	20048 SE 299TH CT
5	344412	0080	02/05	\$435,000	2140	0	8	1986	3	41384	N	N	20903 SE 281ST ST
5	948590	0210	04/04	\$339,950	2150	0	8	1977	4	69696	N	N	28408 180TH AVE SE
5	721542	0040	05/05	\$392,000	2160	0	8	1994	3	28906	N	N	29020 200TH PL SE
5	948593	0390	02/05	\$338,000	2170	0	8	1980	3	36000	N	N	18719 SE 287TH ST
5	258789	0240	04/06	\$415,000	2180	0	8	1971	3	21875	N	N	17618 SE 293RD PL
5	948591	0230	06/05	\$320,000	2180	0	8	1977	4	48351	N	N	19428 SE 286TH ST
5	948595	0470	05/04	\$359,950	2180	0	8	1984	3	40444	N	N	27818 187TH AVE SE
5	192106	9079	06/04	\$337,950	2190	0	8	1993	3	72888	N	N	19210 SE AUBURN-BLACK DIAMOND RD
5	258791	0100	02/04	\$399,000	2190	0	8	1977	3	31365	N	N	17674 SE 297TH PL
5	948595	0330	11/05	\$425,000	2190	0	8	1984	4	35151	N	N	18840 SE 281ST ST
5	012105	9088	10/04	\$495,000	2220	0	8	1997	3	21198	N	N	29415 176TH AVE SE
5	322206	9111	05/04	\$367,630	2230	0	8	2002	3	54885	N	N	20349 SE 287TH ST
5	948593	0170	06/05	\$432,000	2230	0	8	1982	3	114998	N	N	18306 SE 286TH ST
5	948595	0970	11/05	\$539,000	2230	1200	8	1985	3	36102	N	N	18330 SE 280TH ST
5	012105	9102	11/05	\$445,000	2250	0	8	1990	3	98010	N	N	17411 SE 298TH ST
5	721542	0160	06/06	\$522,500	2280	0	8	1994	3	42077	N	N	20023 SE 290TH PL
5	948595	0850	11/04	\$365,000	2280	0	8	1984	3	35547	N	N	27825 187TH AVE SE
5	344410	0090	04/04	\$439,950	2290	0	8	1990	3	110642	N	N	28133 197TH AVE SE
5	911350	0030	12/05	\$360,000	2290	0	8	1967	4	26240	N	N	31860 195TH AVE SE
5	184260	0080	07/04	\$358,000	2330	670	8	1980	3	14409	N	N	17507 SE 292ND PL
5	948592	0200	08/05	\$356,500	2340	0	8	1978	3	30015	N	N	18702 SE 284TH PL
5	948592	0230	07/05	\$389,000	2340	0	8	1978	4	33600	N	N	28228 187TH AVE SE
5	948592	0090	10/05	\$385,000	2340	0	8	1978	4	36000	N	N	18739 SE 284TH PL
5	183970	0070	09/04	\$291,900	2350	0	8	1979	3	24150	N	N	17518 SE 302ND ST
5	948595	1310	10/06	\$560,000	2380	500	8	1986	3	45308	N	N	28210 187TH AVE SE
5	948590	0190	05/06	\$475,000	2390	0	8	1977	4	36360	N	N	28409 181ST AVE SE
5	721542	1000	11/04	\$390,000	2390	0	8	1995	3	40515	N	N	20727 SE 295TH ST
5	948590	0080	09/05	\$388,000	2390	0	8	1977	4	60984	N	N	18309 SE 284TH ST

**Improved Sales Used in this Annual Update Analysis  
Area 58  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	948590	0190	02/04	\$295,000	2390	0	8	1977	4	36360	N	N	28409 181ST AVE SE
5	362205	9131	03/04	\$458,000	2420	0	8	1991	3	105415	N	N	28044 177TH AVE SE
5	721542	0090	09/06	\$449,950	2420	0	8	1993	3	36501	N	N	20030 SE 290TH PL
5	948591	0090	05/04	\$290,000	2420	0	8	1977	4	31080	N	N	28620 192ND PL SE
5	948591	0200	07/05	\$325,000	2420	0	8	1977	4	42000	N	N	19316 SE 286TH ST
5	948593	0460	04/05	\$354,950	2430	0	8	1981	4	35090	N	N	18931 SE 287TH ST
5	948595	0430	06/04	\$335,260	2430	0	8	1984	4	37110	N	N	18728 SE 281ST ST
5	721542	0230	05/04	\$374,250	2440	0	8	1994	3	38111	N	N	20071 SE 290TH PL
5	948595	1430	10/04	\$410,000	2450	0	8	1983	3	37334	N	N	18739 SE 281ST ST
5	258789	0060	11/04	\$450,000	2520	0	8	1977	4	18200	N	N	17602 SE 296TH ST
5	721540	0030	10/04	\$423,000	2540	0	8	1989	3	40797	N	N	29132 201ST CT SE
5	948595	0160	10/04	\$400,000	2550	0	8	1984	3	36183	N	N	19035 SE 281ST PL
5	948595	1410	08/04	\$390,000	2550	0	8	1984	3	38927	N	N	28108 187TH AVE SE
5	721540	0110	05/06	\$520,000	2560	0	8	1989	3	36571	N	N	29325 199TH AVE SE
5	172106	9053	08/04	\$389,000	2580	0	8	2004	3	127497	N	N	20806 SE 335TH ST
5	948595	0740	06/05	\$372,500	2580	0	8	1984	3	34519	N	N	27613 188TH PL SE
5	179615	0030	12/05	\$495,000	2590	0	8	1988	5	38081	N	N	19321 SE 332ND PL
5	082106	9043	10/05	\$529,950	2600	1450	8	1992	3	115869	N	N	30836 202ND AVE SE
5	721541	0820	04/04	\$495,000	2610	0	8	1997	3	319011	N	N	30338 196TH AVE SE
5	911360	0270	08/06	\$485,000	2610	230	8	1975	3	42000	N	N	32276 194TH AVE SE
5	948595	0510	05/04	\$395,000	2650	0	8	1985	3	42197	N	N	18811 SE 277TH ST
5	721542	0290	09/04	\$435,000	2660	0	8	1994	3	35946	N	N	20237 SE 290TH PL
5	258789	0200	03/06	\$557,000	2700	0	8	1974	3	20879	N	N	17639 SE 293RD PL
5	405310	0010	07/06	\$530,000	2854	0	8	1991	3	38236	N	N	19609 SE 310TH PL
5	405320	0600	10/06	\$630,000	2940	0	8	1954	4	17608	Y	Y	31068 W LAKE MORTON DR SE
5	721542	0310	08/04	\$408,000	2940	0	8	1994	3	35282	N	N	20227 SE 290TH PL
5	911360	0150	05/04	\$398,000	3130	0	8	1974	4	59677	N	N	32514 194TH AVE SE
5	948595	0400	12/05	\$563,000	3170	0	8	1983	3	45199	N	N	28013 188TH AVE SE
5	072106	9096	12/05	\$750,000	3300	0	8	1987	3	222591	N	N	18525 SE 307TH PL
5	911360	0220	07/04	\$425,595	3350	0	8	1979	3	55756	N	N	19500 SE 324TH ST
5	948595	0350	06/06	\$579,000	3670	0	8	1989	3	36063	N	N	28024 188TH AVE SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 58**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	948594	0540	10/05	\$514,000	3860	0	8	1982	3	34865	N	N	19419 SE 277TH ST
5	344400	0010	08/05	\$500,000	3960	0	8	1966	5	67953	N	N	28021 201ST AVE SE
5	258789	0180	08/04	\$393,500	1880	0	9	1971	3	21000	N	N	17617 SE 293RD PL
5	948595	0060	11/04	\$440,000	1890	1800	9	1985	3	36036	N	N	19041 SE 283RD ST
5	398120	0880	09/05	\$489,000	2160	0	9	1994	3	15970	Y	N	18138 SE 279TH PL
5	398120	0660	12/05	\$502,000	2190	0	9	1994	3	13673	Y	N	18308 SE 277TH PL
5	721540	0040	08/04	\$395,000	2210	0	9	1989	3	38184	N	N	29128 201ST CT SE
5	258789	0470	05/04	\$449,000	2220	0	9	1980	3	21741	N	N	17604 SE 290TH ST
5	948594	0750	07/06	\$535,000	2270	890	9	1987	3	36014	N	N	28217 193RD AVE SE
5	398120	0220	07/05	\$395,000	2280	0	9	1990	3	13015	N	N	18018 SE 280TH PL
5	072106	9067	09/04	\$559,950	2310	590	9	1992	3	174348	N	N	31727 190TH AVE SE
5	405320	0455	06/04	\$524,950	2360	0	9	1987	3	30870	Y	Y	31626 W LAKE MORTON DR SE
5	721540	0610	08/05	\$475,000	2360	0	9	1989	3	38357	N	N	19926 SE 293RD CT
5	911350	0120	04/05	\$445,000	2396	1328	9	1968	4	44431	N	N	19222 SE 320TH ST
5	721540	0730	05/05	\$450,000	2420	0	9	1989	3	33495	N	N	20224 SE 294TH WAY
5	721540	0320	03/05	\$434,000	2430	0	9	1990	3	35859	N	N	19951 SE 296TH ST
5	721542	0650	10/06	\$569,950	2450	0	9	1996	3	35031	N	N	20610 SE 291ST PL
5	721540	0340	08/05	\$477,000	2480	0	9	1990	3	36131	N	N	20005 SE 296TH ST
5	721540	0690	06/04	\$387,000	2480	0	9	1989	3	36271	N	N	29317 202ND AVE SE
5	721541	0780	04/05	\$407,500	2480	0	9	1992	3	35100	N	N	20015 SE 300TH ST
5	721541	0390	07/04	\$395,000	2500	0	9	1993	3	42654	N	N	29933 200TH CT SE
5	721540	0620	03/04	\$385,000	2530	0	9	1989	3	33960	N	N	19914 SE 293RD CT
5	258791	0050	09/04	\$514,000	2540	0	9	1980	3	33180	N	N	17606 SE 297TH PL
5	948595	0030	08/05	\$490,000	2540	0	9	1986	3	46430	N	N	19011 SE 283RD ST
5	398120	0160	07/06	\$526,950	2560	0	9	1990	3	16016	N	N	28022 180TH AVE SE
5	721541	0070	02/06	\$499,950	2560	0	9	1993	3	35001	N	N	29940 201ST PL SE
5	721541	0630	05/04	\$394,790	2560	0	9	1991	3	29955	N	N	30201 199TH PL SE
5	948594	0380	07/04	\$420,600	2580	0	9	1985	4	35040	N	N	27639 195TH AVE SE
5	721541	0190	03/04	\$391,250	2610	0	9	1992	3	33560	N	N	19913 SE 303RD ST
5	398120	0400	07/04	\$401,450	2660	0	9	1990	3	16664	N	N	18419 SE 279TH PL
5	405310	0090	07/05	\$520,000	2710	0	9	1991	3	40168	N	N	19666 SE 310TH PL

**Improved Sales Used in this Annual Update Analysis**  
**Area 58**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	721541	0610	09/06	\$579,000	2730	0	9	1991	3	33696	N	N	30206 199TH PL SE
5	398120	0930	06/04	\$442,000	2760	0	9	1989	3	13611	Y	N	18014 SE 279TH PL
5	948595	0940	04/06	\$495,194	2760	0	9	1986	3	35596	N	N	18428 SE 280TH ST
5	062106	9276	08/05	\$679,900	2770	0	9	1992	3	207568	N	N	30249 188TH AVE SE
5	398120	0410	07/04	\$414,950	2790	0	9	1990	3	16353	N	N	18427 SE 279TH PL
5	398120	0430	10/04	\$419,000	2790	0	9	1990	3	16932	N	N	18443 SE 279TH PL
5	948595	0550	06/05	\$485,000	2800	0	9	1983	4	59679	N	N	27726 190TH PL SE
5	721541	0600	06/06	\$532,500	2820	0	9	1992	3	34558	N	N	30214 199TH PL SE
5	721540	0590	06/04	\$419,000	2850	0	9	1989	4	38241	N	N	19937 SE 293RD CT
5	721542	0790	07/05	\$509,950	2890	0	9	1994	3	35000	N	N	29223 208TH CT SE
5	721542	0570	05/06	\$581,000	2910	0	9	1995	3	35089	N	N	29313 206TH CT SE
5	721542	0570	05/06	\$581,000	2910	0	9	1995	3	35089	N	N	29313 206TH CT SE
5	398120	0260	07/06	\$600,000	2940	0	9	1991	3	14332	N	N	18019 SE 279TH PL
5	398120	0260	07/06	\$600,000	2940	0	9	1991	3	14332	N	N	18019 SE 279TH PL
5	398120	0210	08/05	\$460,000	2950	0	9	1990	3	18838	N	N	18022 SE 280TH PL
5	948595	1190	08/04	\$420,000	2960	0	9	1984	3	28783	N	N	28016 185TH PL SE
5	721541	0330	12/05	\$509,950	2970	0	9	1990	3	43070	N	N	19802 SE 300TH ST
5	721541	0730	06/04	\$385,000	3010	0	9	1990	3	35000	N	N	19821 SE 300TH ST
5	721541	0620	12/04	\$483,000	3020	0	9	1992	3	37082	N	N	30202 199TH PL SE
5	258792	0180	03/06	\$540,400	3040	0	9	1983	3	37630	N	N	17647 SE 301ST ST
5	258792	0190	09/06	\$610,200	3040	0	9	1979	3	37100	N	N	17633 SE 301ST ST
5	948595	0360	04/05	\$489,950	3080	0	9	1986	3	35716	N	N	28018 188TH AVE SE
5	911350	0240	11/04	\$395,000	3110	0	9	1979	4	49658	N	N	19425 SE 322ND ST
5	082106	9056	05/06	\$777,000	3160	850	9	1991	3	217364	N	N	31802 200TH AVE SE
5	398120	0850	11/05	\$619,000	3160	0	9	1989	3	13555	Y	N	27801 183RD PL SE
5	398120	0870	06/05	\$555,000	3190	0	9	1989	3	13500	Y	N	27821 183RD PL SE
5	072106	9035	01/06	\$556,400	3200	0	9	1975	4	156816	N	N	31827 THOMAS RD SE
5	072106	9087	07/04	\$489,000	3240	0	9	1991	3	108464	N	N	18611 SE 307TH LN
5	398120	0900	04/06	\$654,950	3260	0	9	1997	3	11542	Y	N	18122 SE 279TH PL
5	398120	0750	08/05	\$540,000	3290	0	9	1994	3	14100	N	N	18525 SE 277TH PL
5	405320	0960	09/06	\$674,000	3320	0	9	1998	3	75794	N	N	31601 W LAKE MORTON DR SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 58**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	398120	1100	10/05	\$595,000	3330	0	9	1990	3	13000	N	N	28205 180TH AVE SE
5	911361	0170	09/04	\$507,000	3340	0	9	2001	3	40500	N	N	32704 193RD AVE SE
5	948593	0370	09/04	\$401,500	3430	0	9	1981	4	26730	N	N	18605 SE 287TH ST
5	258789	0190	08/05	\$578,000	3470	0	9	1975	4	21000	N	N	17629 SE 293RD PL
5	405320	0847	03/05	\$579,950	3570	0	9	2005	3	27760	N	N	19815 SE 311TH CT
5	344411	0010	07/06	\$684,000	3800	0	9	2001	3	55321	N	N	20519 SE 281ST ST
5	948594	0670	11/04	\$465,000	4090	0	9	1989	3	37810	N	N	27909 193RD AVE SE
5	122105	9215	09/06	\$775,000	2740	0	10	2004	3	237402	N	N	30820 KENT-BLACK DIAMOND RD SE
5	122105	9215	11/05	\$649,950	2740	0	10	2004	3	237402	N	N	30820 KENT-BLACK DIAMOND RD SE
5	122105	9216	11/05	\$825,000	3520	0	10	2004	3	228690	N	N	30938 KENT-BLACK DIAMOND RD SE
5	405320	0837	05/05	\$652,500	3840	0	10	2003	3	28775	N	N	19665 SE 310TH PL
5	012105	9053	07/05	\$845,000	4450	0	11	1992	3	216493	N	N	29200 170TH AVE SE

**Improved Sales Removed from this Annual Update Analysis  
Area 58  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
4	022105	9004	04/06	\$65,000	QUIT CLAIM DEED
4	022105	9066	01/04	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	022105	9069	02/04	\$345,000	PERSONAL MH INCLUDED
4	022105	9097	05/04	\$435,000	NO MARKET EXPOSURE
4	022105	9142	11/04	\$199,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	022105	9155	04/05	\$270,000	IMP COUNT >1
4	032105	9043	03/04	\$224,000	DIAGNOSTIC OUTLIER
4	072106	9034	07/04	\$269,500	NO MARKET EXPOSURE
4	072106	9071	01/05	\$83,000	DOR/RATIO
4	072106	9079	10/05	\$314,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	072106	9084	10/05	\$73,000	DOR/RATIO / %Complete
4	102105	9036	04/06	\$465,000	DIAGNOSTIC OUTLIER
4	112105	9002	01/04	\$150,000	DOR/RATIO
4	112105	9077	09/04	\$180,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	112105	9101	01/05	\$100,500	QUIT CLAIM DEED
4	112105	9112	02/04	\$140,000	DOR/RATIO / %Complete
4	115600	0040	07/05	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	122105	9012	01/04	\$192,000	DOR/RATIO
4	122105	9075	07/04	\$100,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	122105	9095	03/05	\$360,000	NO MARKET EXPOSURE; RELATED PARTY
4	122105	9097	05/04	\$252,000	NO MARKET EXPOSURE; RELATED PARTY
4	122105	9125	09/04	\$245,251	FORCED SALE; EXEMPT FROM EXCISE TAX
4	122105	9125	12/04	\$390,000	SEGREGATION AND/OR MERGER
4	122105	9140	08/05	\$325,000	NO MARKET EXPOSURE; RELATED PARTY
4	122105	9157	02/04	\$223,535	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	122105	9158	04/04	\$450,000	NO MARKET EXPOSURE
4	132105	9004	11/04	\$552,000	NO MARKET EXPOSURE; RELATED PARTY
4	132105	9015	10/04	\$119,700	NON-REPRESENTATIVE SALE
4	132105	9024	02/04	\$147,000	DOR/RATIO
4	132105	9029	07/06	\$382,500	DIAGNOSTIC OUTLIER
4	132105	9112	10/05	\$298,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	132105	9135	04/05	\$269,000	BUILDER OR DEVELOPER SALES
4	142105	9016	10/06	\$208,000	DOR/RATIO
4	142105	9088	12/04	\$160,000	DOR/RATIO
4	142105	9089	09/04	\$135,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	142105	9091	12/04	\$129,500	DOR/RATIO
4	152105	9023	09/05	\$80,470	QUIT CLAIM DEED
4	162105	9016	05/04	\$360,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	162105	9021	09/04	\$245,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	179600	0230	07/04	\$250,000	NO MARKET EXPOSURE
4	182106	9070	08/04	\$70,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	182106	9074	11/06	\$530,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	192106	9025	10/06	\$125,000	NO MARKET EXPOSURE
4	192106	9073	10/06	\$125,000	NO MARKET EXPOSURE
4	192106	9152	09/05	\$110,000	NO MARKET EXPOSURE
4	192106	9157	09/05	\$82,841	CORPORATE AFFILIATES

**Improved Sales Removed from this Annual Update Analysis  
Area 58  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
4	202106	9038	06/06	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	202106	9048	01/04	\$200,000	BANKRUPTCY - RECEIVER OR TRUSTEE
4	202106	9074	10/04	\$459,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	202106	9091	07/05	\$339,950	DIAGNOSTIC OUTLIER
4	202576	0090	03/04	\$636,000	BANKRUPTCY - RECEIVER OR TRUSTEE
4	202576	0130	09/04	\$290,000	DOR/RATIO
4	202576	0160	05/04	\$155,000	CORPORATE AFFILIATES
4	202576	0200	02/04	\$162,500	NON-REPRESENTATIVE SALE
4	202576	0240	08/04	\$169,500	CORPORATE AFFILIATES
4	202577	0050	05/05	\$798,000	RELOCATION - SALE TO SERVICE
4	202577	0070	12/04	\$254,500	DOR/RATIO
4	202577	0100	09/04	\$170,000	CORPORATE AFFILIATES
4	202577	0110	10/04	\$173,000	BUILDER OR DEVELOPER SALE
4	202577	0150	06/04	\$177,500	CORPORATE AFFILIATES
4	202577	0180	11/04	\$177,300	BUILDER OR DEVELOPER SALE
4	202577	0200	06/04	\$180,000	DOR/RATIO / %Complete
4	202577	0220	06/04	\$175,000	NO MARKET EXPOSURE
4	202577	0240	06/04	\$175,500	CORPORATE AFFILIATES
4	202577	0260	02/05	\$170,000	NON-REPRESENTATIVE SALE
4	202577	0370	11/04	\$192,300	BUILDER OR DEVELOPER SALES
4	202577	0380	04/04	\$187,500	NON-REPRESENTATIVE SALE
4	202577	0410	09/04	\$190,000	DOR/RATIO
4	202577	0480	06/05	\$175,000	CORPORATE AFFILIATES
4	202581	0080	01/06	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	221290	0020	04/05	\$39,487	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
4	221290	0140	04/05	\$194,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	221290	0340	07/06	\$237,000	DIAGNOSTIC OUTLIER
4	221290	0430	11/05	\$148,376	NON-REPRESENTATIVE SALE
4	221290	0540	11/04	\$149,500	NO MARKET EXPOSURE
4	221290	0670	07/04	\$162,000	BANKRUPTCY - RECEIVER OR TRUSTEE
4	221290	0670	06/04	\$159,900	FORECLOSURE
4	221290	1000	03/05	\$75,434	PARTIAL INTEREST (1/3, 1/2, Etc.)
4	221290	1150	02/06	\$180,000	BANKRUPTCY - RECEIVER OR TRUSTEE
4	232105	9006	10/04	\$200,000	DOR/RATIO / %Complete
4	232105	9045	02/06	\$165,200	QUIT CLAIM DEED
4	232105	9065	10/04	\$449,950	OPEN SPACE DESIGNATION CONTINUED
4	232105	9105	03/06	\$612,500	UNFINISHED AREA
4	232105	9122	10/04	\$190,000	DOR/RATIO/IMP COUNT>1
4	242105	9011	11/04	\$139,000	DOR/RATIO
4	242105	9081	03/04	\$400,000	NO MARKET EXPOSURE; RELATED PARTY
4	242105	9100	03/05	\$129,500	DOR/RATIO / %Complete
4	242105	9121	07/06	\$639,392	OBSOLESCENCE
4	242105	9122	05/05	\$250,000	NO MARKET EXPOSURE
4	252105	9046	05/05	\$619,231	NO MARKET EXPOSURE; TIMBER AND FOREST LAND
4	281790	0050	05/06	\$210,309	QUIT CLAIM DEED
4	281791	0250	04/04	\$465,000	RELOCATION - SALE TO SERVICE

**Improved Sales Removed from this Annual Update Analysis  
Area 58  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
4	282106	9063	10/06	\$680,000	OPEN SPACE DESIGNATION CONTINUED
4	292106	9008	09/04	\$170,883	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
4	292106	9033	05/05	\$365,000	NO MARKET EXPOSURE
4	292106	9060	04/04	\$115,000	NO MARKET EXPOSURE; RELATED PARTY
4	292106	9070	09/06	\$860,000	BANKRUPTCY - RECEIVER OR TRUSTEE
4	321123	0340	05/04	\$323,400	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	321127	0140	04/04	\$425,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	329860	0890	02/04	\$241,500	NO MARKET EXPOSURE
4	329860	0940	02/04	\$215,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	329860	0960	06/04	\$242,500	NO MARKET EXPOSURE; RELATED PARTY
4	329861	0310	01/04	\$345,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	341060	0015	09/04	\$202,400	NO MARKET EXPOSURE
4	341060	0090	06/04	\$535,987	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	341060	0160	04/04	\$315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	341060	0375	06/04	\$239,995	DIAGNOSTIC OUTLIER
4	341060	0425	09/05	\$286,000	NO MARKET EXPOSURE
4	352205	9069	05/05	\$360,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	397763	0350	12/05	\$5,000	QUIT CLAIM DEED
4	397763	0470	11/05	\$105,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	431260	0080	02/05	\$111,500	NON-REPRESENTATIVE SALE
4	431270	0010	04/05	\$179,675	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	431270	0220	04/04	\$159,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	431270	0350	09/04	\$186,000	BANKRUPTCY - RECEIVER OR TRUSTEE
4	431270	0410	08/05	\$254,000	NO MARKET EXPOSURE
4	570960	0260	05/04	\$205,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	660040	0090	09/04	\$155,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	660040	0120	04/04	\$175,000	FORCED SALE
4	660040	0280	04/04	\$181,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	660040	0320	06/04	\$173,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	660040	0560	06/04	\$144,537	QUIT CLAIM DEED
4	660040	0640	06/05	\$188,500	NO MARKET EXPOSURE
4	660041	0260	01/04	\$175,000	NON-REPRESENTATIVE SALE
4	660041	0290	03/05	\$176,000	NON-REPRESENTATIVE SALE
4	660041	0410	02/05	\$150,000	BANKRUPTCY - RECEIVER OR TRUSTEE
4	660041	0410	03/05	\$194,052	NON-REPRESENTATIVE SALE
4	660041	0450	08/06	\$215,000	DIAGNOSTIC OUTLIER
4	786100	0075	11/04	\$162,600	NO MARKET EXPOSURE
4	786150	0140	10/04	\$134,880	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
4	796845	0090	08/05	\$90,428	QUIT CLAIM DEED; RELATED PARTY
4	796845	0220	05/05	\$315,000	RELOCATION - SALE TO SERVICE
4	796846	0030	10/04	\$120,000	QUIT CLAIM DEED; RELATED PARTY
4	796846	0240	03/04	\$205,000	BANKRUPTCY - RECEIVER OR TRUSTEE
4	923760	0010	10/06	\$68,000	NON-REPRESENTATIVE SALE
4	923760	0040	08/05	\$165,000	NON-REPRESENTATIVE SALE
4	923760	0060	07/05	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	923770	0010	02/06	\$439,950	IMP. CHARACTERISTICS CHANGED SINCE SALE

**Improved Sales Removed from this Annual Update Analysis  
Area 58  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	012105	9007	05/06	\$255,000	DIAGNOSTIC OUTLIER
5	012105	9007	09/04	\$170,000	DIAGNOSTIC OUTLIER
5	012105	9053	07/05	\$845,000	IMP COUNT >1
5	022105	9131	02/05	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	042106	9056	06/05	\$229,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	042106	9079	06/05	\$475,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
5	042106	9079	06/05	\$1,425,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
5	062106	9069	02/04	\$266,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	062106	9093	03/05	\$198,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	062106	9093	04/05	\$15,000	QUIT CLAIM DEED; STATEMENT TO DOR
5	062106	9100	06/05	\$153,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	062106	9122	03/04	\$237,450	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	062106	9154	06/04	\$134,500	NON-REPRESENTATIVE SALE
5	062106	9258	09/05	\$249,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	072106	9035	01/06	\$556,400	UNFINISHED AREA
5	082106	9005	06/04	\$407,000	RELOCATION - SALE TO SERVICE
5	082106	9010	08/06	\$175,719	QUIT CLAIM DEED
5	082106	9038	06/04	\$200,000	DOR/RATIO
5	082106	9061	01/05	\$508,000	NO MARKET EXPOSURE
5	122105	9179	03/04	\$230,000	NON-REPRESENTATIVE SALE
5	124940	0030	11/05	\$325,000	RELOCATION - SALE TO SERVICE
5	124940	0190	05/04	\$193,800	NON-REPRESENTATIVE SALE
5	147150	0030	08/06	\$105,983	QUIT CLAIM DEED
5	172106	9031	10/04	\$317,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	172106	9080	02/05	\$120,000	NO MARKET EXPOSURE
5	179610	0030	09/05	\$433,700	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	179615	0080	03/04	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	183970	0150	10/05	\$365,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	192106	9079	06/04	\$329,950	NO MARKET EXPOSURE
5	192106	9079	02/04	\$329,950	NO MARKET EXPOSURE
5	202106	9045	06/04	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	202106	9046	02/04	\$317,000	DIAGNOSTIC OUTLIER
5	237700	0040	11/04	\$227,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	237700	0090	01/06	\$235,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	237710	0080	05/05	\$260,000	NO MARKET EXPOSURE; RELATED PARTY
5	258789	0500	06/04	\$530,000	NON-REPRESENTATIVE SALE
5	258791	0080	12/04	\$377,000	NO MARKET EXPOSURE
5	258791	0110	04/04	\$580,000	NON-REPRESENTATIVE SALE
5	258792	0050	10/06	\$284,358	EXEMPT FROM EXCISE TAX; RELATED PARTY
5	286890	0120	04/05	\$82,940	QUIT CLAIM DEED
5	322206	9111	05/04	\$367,630	DIAGNOSTIC OUTLIER
5	344410	0082	01/05	\$246,500	BANKRUPTCY - RECEIVER OR TRUSTEE
5	344410	0082	02/05	\$246,500	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
5	344410	0140	07/04	\$120,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	344411	0010	04/05	\$405,000	NO MARKET EXPOSURE
5	344412	0040	12/05	\$219,000	FORCED SALE

**Improved Sales Removed from this Annual Update Analysis  
Area 58  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	344412	0130	03/04	\$67,500	QUIT CLAIM DEED; RELATED PARTY
5	362205	9021	04/06	\$321,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
5	362205	9111	03/06	\$120,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	362205	9126	08/04	\$269,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	383205	0020	10/05	\$292,600	NO MARKET EXPOSURE
5	383205	0030	10/05	\$264,100	NO MARKET EXPOSURE
5	383205	0040	10/05	\$292,600	NO MARKET EXPOSURE
5	383205	0050	10/05	\$309,700	NO MARKET EXPOSURE
5	383205	0060	10/05	\$319,200	FORCED SALE
5	383205	0070	10/05	\$340,100	FORCED SALE
5	383205	0290	09/06	\$354,230	ACTIVE PERMIT BEFORE SALE>\$25K/%COMPLETE
5	383205	0300	09/06	\$339,415	ACTIVE PERMIT BEFORE SALE>\$25K/%COMPLETE
5	383205	0310	10/06	\$299,508	ACTIVE PERMIT BEFORE SALE>\$25K/%COMPLETE
5	383205	0370	08/06	\$349,155	ACTIVE PERMIT BEFORE SALE>\$25K/%COMPLETE
5	383205	0380	07/06	\$344,520	ACTIVE PERMIT BEFORE SALE>\$25K/%COMPLETE
5	383205	0390	08/06	\$322,975	ACTIVE PERMIT BEFORE SALE>\$25K/%COMPLETE
5	383205	0420	08/06	\$315,774	ACTIVE PERMIT BEFORE SALE>\$25K/%COMPLETE
5	383205	0570	09/06	\$327,162	ACTIVE PERMIT BEFORE SALE>\$25K/%COMPLETE
5	383205	0590	08/06	\$301,788	ACTIVE PERMIT BEFORE SALE>\$25K/%COMPLETE
5	383205	0620	07/06	\$357,091	ACTIVE PERMIT BEFORE SALE>\$25K/%COMPLETE
5	383205	0660	08/06	\$295,100	ACTIVE PERMIT BEFORE SALE>\$25K/%COMPLETE
5	383205	0670	09/06	\$368,155	ACTIVE PERMIT BEFORE SALE>\$25K/%COMPLETE
5	383205	0690	09/06	\$345,490	ACTIVE PERMIT BEFORE SALE>\$25K/%COMPLETE
5	383205	0700	09/06	\$323,710	ACTIVE PERMIT BEFORE SALE>\$25K/%COMPLETE
5	383205	0710	08/06	\$389,875	ACTIVE PERMIT BEFORE SALE>\$25K/%COMPLETE
5	383205	0720	08/06	\$399,252	ACTIVE PERMIT BEFORE SALE>\$25K/%COMPLETE
5	383205	0730	08/06	\$321,925	ACTIVE PERMIT BEFORE SALE>\$25K/%COMPLETE
5	383205	0740	09/06	\$300,032	ACTIVE PERMIT BEFORE SALE>\$25K/%COMPLETE
5	383205	0770	08/06	\$318,226	ACTIVE PERMIT BEFORE SALE>\$25K/%COMPLETE
5	383205	0780	08/06	\$374,355	ACTIVE PERMIT BEFORE SALE>\$25K/%COMPLETE
5	383205	0790	08/06	\$335,940	ACTIVE PERMIT BEFORE SALE>\$25K/%COMPLETE
5	383205	0800	08/06	\$346,371	ACTIVE PERMIT BEFORE SALE>\$25K/%COMPLETE
5	383205	0810	08/06	\$400,895	PREVIOUS IMP VALUE <=\$25K
5	383205	0820	08/06	\$272,390	ACTIVE PERMIT BEFORE SALE>\$25K/%COMPLETE
5	383205	0970	10/06	\$341,392	ACTIVE PERMIT BEFORE SALE>\$25K/%COMPLETE
5	383205	0980	09/06	\$357,315	%COMPLETE
5	383205	0990	09/06	\$320,082	ACTIVE PERMIT BEFORE SALE>\$25K/%COMPLETE
5	383205	1020	09/06	\$303,543	ACTIVE PERMIT BEFORE SALE>\$25K/%COMPLETE
5	383205	1030	09/06	\$322,903	ACTIVE PERMIT BEFORE SALE>\$25K/%COMPLETE
5	398120	0090	04/04	\$389,950	NON-REPRESENTATIVE SALE
5	398120	0200	04/04	\$310,000	NON-REPRESENTATIVE SALE
5	398120	0260	07/06	\$600,000	RELOCATION - SALE TO SERVICE
5	398120	0410	07/04	\$414,950	RELOCATION - SALE BY SERVICE
5	398120	0740	04/04	\$359,950	FORCED SALE
5	405310	0020	02/05	\$400,000	NO MARKET EXPOSURE
5	405310	0030	01/04	\$410,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

**Improved Sales Removed from this Annual Update Analysis  
Area 58  
(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
5	405320	0072	10/05	\$259,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	405320	0180	11/05	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	405320	0315	09/04	\$360,000	NO MARKET EXPOSURE
5	405320	0405	10/04	\$155,000	NO MARKET EXPOSURE
5	405320	0737	08/05	\$54,130	QUIT CLAIM DEED
5	405320	0847	07/04	\$143,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	436670	0080	06/04	\$165,000	BANKRUPTCY - RECEIVER OR TRUSTEE
5	436670	0200	04/05	\$235,000	OBSOLESCENCE
5	436670	0260	06/04	\$193,648	BANKRUPTCY - RECEIVER OR TRUSTEE
5	721542	0270	08/06	\$449,950	OBSOLESCENCE
5	721542	0310	08/04	\$416,000	RELOCATION - SALE TO SERVICE
5	721542	0570	05/06	\$581,000	RELOCATION SALE BY SERVICE
5	745980	0040	10/05	\$299,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	784350	0270	02/04	\$229,000	DIAGNOSTIC OUTLIER
5	784350	0460	08/04	\$96,454	QUIT CLAIM DEED; RELATED PARTY
5	784350	0470	09/04	\$200,000	NO MARKET EXPOSURE
5	784350	0520	02/05	\$236,889	FORECLOSURE
5	795060	0140	11/04	\$215,000	GOVERNMENT AGENCY
5	795070	0150	12/05	\$121,641	NON-REPRESENTATIVE SALE
5	859440	0420	10/06	\$429,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	894420	0020	08/04	\$196,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	911350	0060	10/05	\$340,045	NO MARKET EXPOSURE
5	911361	0030	04/04	\$295,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	911361	0040	06/05	\$520,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	911361	0200	06/04	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	915840	0150	03/06	\$111,936	QUIT CLAIM DEED
5	948590	0020	01/04	\$225,000	DIAGNOSTIC OUTLIER
5	948590	0190	02/04	\$295,000	RELOCATION - SALE TO SERVICE
5	948591	0180	05/05	\$275,000	QUIT CLAIM DEED
5	948592	0090	10/05	\$385,000	OBSOLESCENCE
5	948592	0230	07/05	\$389,000	RELOCATION - SALE TO SERVICE
5	948594	0540	10/05	\$514,000	RELOCATION - SALE TO SERVICE
5	948595	0440	06/04	\$385,000	BANKRUPTCY - RECEIVER OR TRUSTEE

**Vacant Sales Used in this Annual Update Analysis  
Area 58**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
4	032105	9030	09/05	\$125,000	198198	N	N
4	072106	9071	01/05	\$83,000	20037	N	N
4	072106	9084	09/05	\$73,000	47916	N	N
4	102105	9051	05/06	\$215,500	208216	N	N
4	102105	9056	05/05	\$200,000	217800	N	N
4	112105	9002	01/04	\$150,000	217800	N	N
4	112105	9003	11/04	\$140,000	189486	N	N
4	112105	9060	11/04	\$145,000	247063	N	N
4	112105	9111	08/06	\$345,600	218671	N	N
4	112105	9112	02/04	\$140,000	222455	N	N
4	112105	9114	02/04	\$150,000	217813	N	N
4	122105	9119	12/05	\$95,000	14190	N	N
4	122105	9195	09/06	\$200,000	201682	N	N
4	132105	9024	02/04	\$147,000	214692	N	N
4	132105	9031	09/04	\$170,000	154202	N	N
4	132105	9103	03/04	\$190,000	256568	N	N
4	142105	9003	12/04	\$167,000	206039	N	N
4	142105	9013	02/06	\$150,000	211702	N	N
4	142105	9043	01/05	\$192,500	411642	N	N
4	142105	9045	01/06	\$170,000	216057	N	N
4	142105	9063	06/04	\$145,000	212573	N	N
4	142105	9068	09/06	\$140,000	321908	N	N
4	142105	9088	12/04	\$160,000	159430	N	N
4	142105	9090	08/05	\$139,500	50530	N	N
4	142105	9091	12/04	\$129,500	107158	N	N
4	152105	9009	03/04	\$230,000	217800	Y	N
4	179600	0240	06/06	\$150,000	87120	N	N
4	182106	9054	12/05	\$185,000	61257	N	Y
4	182106	9079	06/05	\$152,000	193599	N	N
4	192106	9155	01/06	\$195,000	163786	N	N
4	192106	9158	10/05	\$170,000	124582	N	N
4	192106	9159	01/06	\$251,000	216493	N	N
4	192106	9160	11/05	\$235,000	129373	N	N
4	202106	9068	12/05	\$160,000	1118621	N	N
4	202576	0230	11/04	\$227,000	35612	N	N
4	202576	0130	09/04	\$290,000	23035	N	N
4	202577	0100	09/04	\$211,600	24480	N	N
4	202577	0130	10/05	\$250,000	23230	N	N
4	202577	0160	08/05	\$250,000	25106	N	N
4	202577	0200	06/04	\$180,000	23383	N	N
4	202577	0210	06/05	\$240,000	27040	N	N
4	202577	0250	07/06	\$410,000	21974	N	N
4	202577	0260	10/05	\$250,000	26009	N	N
4	202577	0270	09/05	\$275,000	26652	N	N
4	202577	0280	08/06	\$400,000	21965	N	N
4	202577	0290	10/06	\$420,000	21796	N	N

**Vacant Sales Used in this Annual Update Analysis  
Area 58**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
4	202577	0290	09/05	\$280,000	21796	N	N
4	202577	0300	12/04	\$207,500	21935	N	N
4	202577	0330	12/04	\$210,000	22069	N	N
4	202577	0340	05/06	\$360,000	22580	N	N
4	202577	0350	02/06	\$310,000	27874	N	N
4	202577	0410	09/04	\$190,000	27874	N	N
4	202577	0460	08/04	\$201,000	24778	N	N
4	202577	0470	08/06	\$320,000	24006	N	N
4	202577	0470	09/05	\$292,500	24006	N	N
4	202577	0470	12/04	\$245,000	24006	N	N
4	202577	0480	08/05	\$240,000	22454	N	N
4	202577	0490	07/05	\$235,000	22053	N	N
4	202577	0510	10/05	\$275,000	25178	N	N
4	202577	0520	08/05	\$290,000	21884	N	N
4	202577	0570	06/05	\$250,000	25767	N	N
4	215200	0015	02/05	\$120,000	97138	N	N
4	215200	0079	03/05	\$135,000	148228	N	N
4	215200	0083	10/06	\$266,000	382779	N	N
4	222105	9072	12/05	\$134,500	366339	N	N
4	232105	9006	10/04	\$200,000	329749	N	N
4	232105	9077	05/06	\$135,000	52708	N	N
4	232105	9078	06/06	\$142,500	89298	N	N
4	232105	9102	10/06	\$195,000	217800	N	N
4	232105	9122	10/04	\$190,000	253084	N	N
4	242105	9011	11/04	\$139,000	212572	N	N
4	242105	9044	05/06	\$130,000	183823	N	N
4	242105	9100	03/05	\$129,500	213008	N	N
4	252105	9076	10/04	\$194,000	213444	Y	N
4	252105	9080	12/05	\$225,000	595900	N	N
4	292106	9004	07/06	\$57,500	20738	N	Y
4	341060	0105	03/06	\$124,900	9897	Y	Y
4	341060	0485	06/06	\$135,000	34154	N	N
4	786150	0030	12/05	\$103,000	34865	N	N
5	012105	9017	04/06	\$400,000	765349	N	N
5	012105	9148	09/06	\$155,000	202118	N	N
5	012105	9150	09/06	\$193,500	115869	N	N
5	012105	9150	09/04	\$135,000	115869	N	N
5	022105	9054	10/06	\$100,000	46173	N	N
5	042106	9008	08/06	\$450,000	441263	N	N
5	062106	9001	05/05	\$230,000	309276	N	N
5	062106	9013	02/05	\$167,000	217800	N	N
5	072106	9031	03/06	\$300,000	456944	N	N
5	082106	9015	04/06	\$175,000	871200	N	N
5	082106	9016	03/06	\$175,000	871200	N	N
5	082106	9024	11/04	\$136,000	90169	N	N
5	082106	9038	06/04	\$200,000	210394	N	N

**Vacant Sales Used in this Annual Update Analysis  
Area 58**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
5	082106	9087	03/06	\$175,000	871200	N	N
5	122105	9012	01/04	\$192,000	280692	N	N
5	122105	9149	09/05	\$215,850	359370	N	N
5	122105	9210	04/05	\$212,000	231739	N	N
5	122105	9211	12/04	\$197,000	218671	N	N
5	122105	9212	09/04	\$172,500	224334	N	N
5	122105	9213	02/04	\$170,000	217800	N	N
5	122105	9214	01/05	\$150,000	224334	N	N
5	172106	9001	08/05	\$339,950	217800	Y	N
5	172106	9001	03/06	\$406,000	217800	Y	N
5	172106	9066	04/06	\$320,000	217800	N	N
5	172106	9081	01/05	\$127,000	136343	N	N
5	182106	9059	12/04	\$123,000	76026	N	N
5	362205	9078	10/04	\$135,000	192099	N	N
5	362205	9171	08/05	\$92,200	16117	N	N
5	362205	9203	02/06	\$80,000	41216	N	N
5	405320	0045	11/06	\$175,000	15500	Y	Y
5	405320	0215	04/06	\$175,000	14300	Y	Y
5	405320	0420	03/06	\$194,000	22160	Y	Y
5	405320	0745	11/05	\$110,000	87094	N	N
5	405320	0795	01/04	\$150,000	211266	N	N
5	405320	0985	08/06	\$179,000	68389	N	N
5	757010	0170	07/04	\$50,000	9394	N	N
5	915840	0190	04/04	\$240,000	483403	N	N
5	948595	1090	02/06	\$179,950	39633	N	N

**Vacant Sales Removed from this Annual Update Analysis  
Area 58**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
4	022105	9169	07/05	\$130,000	QUIT CLAIM DEED; AND OTHER WARNINGS
4	102105	9033	08/06	\$682,500	GOVERNMENT AGENCY; MULTI-PARCEL SALE
4	122105	9119	06/04	\$75,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	142105	9003	11/05	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	142105	9042	12/04	\$125,000	NON-REPRESENTATIVE SALE
4	142105	9090	10/06	\$52,496	QUIT CLAIM DEED; RELATED PARTY
4	152105	9010	07/04	\$40,000	NO MARKET EXPOSURE
4	182106	9054	08/04	\$171,000	NO MARKET EXPOSURE
4	182106	9070	05/05	\$70,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	192106	9156	09/05	\$117,000	NO MARKET EXPOSURE
4	192106	9158	09/05	\$100,000	NO MARKET EXPOSURE
4	202106	9060	07/04	\$170,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	202576	0060	03/04	\$175,500	BUILDER OR DEVELOPER SALES
4	202576	0150	04/04	\$145,000	CORPORATE AFFILIATES
4	202577	0030	09/05	\$157,500	BUILDER OR DEVELOPER SALES
4	202577	0130	12/04	\$183,000	NON-REPRESENTATIVE SALE
4	202577	0160	06/05	\$179,000	CORPORATE AFFILIATES
4	202577	0210	04/05	\$157,500	CORPORATE AFFILIATES
4	202577	0250	10/05	\$166,500	BUILDER OR DEVELOPER SALES
4	202577	0270	07/05	\$190,000	NON-REPRESENTATIVE SALE
4	202577	0290	03/05	\$175,500	CORPORATE AFFILIATES
4	202577	0290	05/05	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	202577	0300	12/04	\$175,000	CORPORATE AFFILIATES/NON-REPRESENTATIVE
4	202577	0320	08/04	\$195,000	BUILDER OR DEVELOPER SALES
4	202577	0350	10/05	\$185,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	202577	0360	07/04	\$175,500	CORPORATE AFFILIATES
4	202577	0430	03/05	\$166,500	CORPORATE AFFILIATES/NON-REPRESENTATIVE
4	202577	0450	08/04	\$195,000	BUILDER OR DEVELOPER SALES
4	202577	0470	12/04	\$168,750	CORPORATE AFFILIATES
4	202577	0490	06/05	\$180,000	CORPORATE AFFILIATES
4	202577	0500	12/04	\$144,000	QUIT CLAIM DEED
4	202577	0510	07/05	\$185,000	CORPORATE AFFILIATES
4	202577	0520	06/05	\$175,000	CORPORATE AFFILIATES
4	202577	0570	06/05	\$187,500	CORPORATE AFFILIATES
4	215200	0045	04/06	\$13,000	QUIT CLAIM DEED; RELATED PARTY
4	242105	9027	02/06	\$20,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	252105	9007	08/06	\$825,000	GOVERNMENT AGENCY; MULTI-PARCEL SALE
4	252105	9032	04/06	\$20,000	CORPORATE AFFILIATES
4	252105	9048	05/05	\$100,000	NON-REPRESENTATIVE SALE
4	282106	9043	03/06	\$52,200	GOVERNMENT AGENCY; MULTI-PARCEL SALE
4	341060	0105	05/04	\$40,000	NO MARKET EXPOSURE
4	786100	0141	06/04	\$32,385	NO MARKET EXPOSURE; STATEMENT TO DOR
5	012105	9055	05/04	\$50,000	QUESTIONABLE PER APPRAISAL
5	042106	9011	08/06	\$1,350,000	CORPORATE AFFILIATES
5	062106	9032	05/05	\$109,000	NON-REPRESENTATIVE SALE
5	062106	9282	01/04	\$120,000	NON-REPRESENTATIVE SALE
5	122105	9203	08/04	\$4,000	EASEMENT OR RIGHT-OF-WAY

***Vacant Sales Removed from this Annual Update Analysis  
Area 58***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
5	405320	0295	04/05	\$160,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	405320	0300	04/05	\$160,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	405320	1071	01/04	\$34,550	QUIT CLAIM DEED; RELATED PARTY
5	541630	0060	08/06	\$3,381,239	CORPORATE AFFILIATES
5	911350	0130	05/04	\$79,550	NO MARKET EXPOSURE; QUIT CLAIM DEED



**King County**  
**Department of Assessments**  
King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595  
Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
[www.metrokc.gov/assessor/](http://www.metrokc.gov/assessor/)

**Scott Noble**  
*Assessor*

**MEMORANDUM**

DATE: January 4, 2007  
TO: Residential Appraisers  
FROM: Scott Noble, Assessor  
SUBJECT: 2007 Revaluation for 2008 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work maybe modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr